

Single Family Residence **RESIDENTIAL**

12 ROSER ST

ROCHESTER, NY 14621

\$127,423 TopHap Estimate · \$166 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1
BATHS

768 ft²
LIVING AREA

0.13 ac
LOT SIZE

1955
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$127K

\$120K low

\$135K high

Last Sale

\$50,000 · Nov 27, 2013

Est. Owner Equity

\$79,092

Loan-to-Value

33%

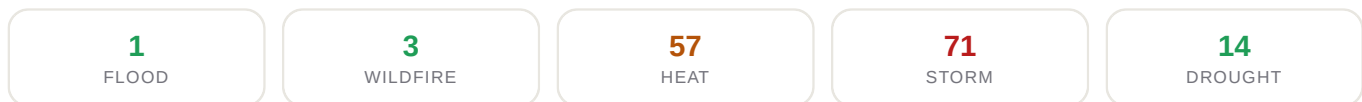
TAX & ASSESSMENT

Property Tax	\$898 (2024)
Assessed Value	\$95,900
Previous Assessed	\$95,900
Assessor Market Value	\$95,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Monroe
Lot (acres)	0.13
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2013	Resale	Warranty Deed	\$50,000	\$65	\$48K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 50-Helen Barrett Montgomery	Elementary	PK–6	0.5 mi
School 58-World of Inquiry School	High	PK–12	2.0 mi

District: Rochester City School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 14621

147 CRIME INDEX	85 AIR POLLUTION	32,090 POPULATION	\$35K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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