

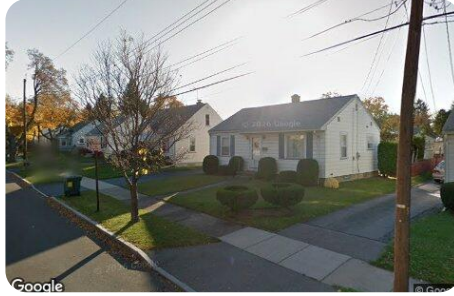
Single Family Residence

RESIDENTIAL

31 ROSER ST

ROCHESTER, NY 14621

\$117,954 TopHap Estimate · \$149 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

1

BATHS

792 ft²

LIVING AREA

0.14 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$118K

\$108K low

\$128K high

Last Sale

\$37,000 · Jun 27, 2011

Est. Owner Equity

\$81,892

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$934 (2024)
Assessed Value	\$99,800
Previous Assessed	\$99,800
Assessor Market Value	\$99,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Monroe
Lot (acres)	0.14
Heating	Forced Air
Garage	Garage, Detached
Pool	No

Porch · 216 ft²

CLIMATE RISK

1 FLOOD	3 WILDFIRE	57 HEAT	71 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2024	Financing	Intrafamily Transfer			
May 26, 2011	Resale	Warranty Deed	\$37,000	\$47	\$36K

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	2.1 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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