

Single Family Residence **RESIDENTIAL**

35 ROSER ST

ROCHESTER, NY 14621

\$89,137 TopHap Estimate · \$124 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

1

BATHS

720 ft²

LIVING AREA

0.12 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

VALUATION

\$89K

\$76K low

\$103K high

Est. Owner Equity

\$56,372

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$768 (2024)
Assessed Value	\$82,000
Previous Assessed	\$82,000
Assessor Market Value	\$82,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Monroe
Lot (acres)	0.12
Heating	Forced Air
Pool	No

Porch · 295 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.

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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