

Duplex (2 Units, Any Combination) RESIDENTIAL

114 ROSER ST
ROCHESTER, NY 14621



4
BEDS

2
BATHS

1,170 ft²
LIVING AREA

0.11 ac
LOT SIZE

1930
YEAR BUILT

2
STORIES

TAX & ASSESSMENT

Property Tax	\$944 (2024)
Assessed Value	\$100,800
Previous Assessed	\$100,800
Assessor Market Value	\$100,800

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe

Lot (acres)	0.11
Heating	Forced Air
Pool	No

Porch · 246 ft²

CLIMATE RISK

1
FLOOD

3
WILDFIRE

57
HEAT

71
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 26, 2015	Non-arms-length	Intrafamily Transfer	\$52,000	\$44	\$50K

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	2.2 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

Index values: 100 = US average; lower is better.