

Single Family Residence w/ ADU

**RESIDENTIAL**

# 6004 STATE ROUTE 14

NORTH ROSE, NY 14516

**\$153,779** TopHap Estimate · \$55 / ft<sup>2</sup> · confidence 70 · as of Jul 14, 2026



**5**

BEDS

**4**

BATHS

**2,803 ft<sup>2</sup>**

LIVING AREA

**1.8 ac**

LOT SIZE

**1920**

YEAR BUILT

**2**

STORIES

**15**

ROOMS

**1**

PARKING

## VALUATION

**\$154K**

**\$108K low**

**\$199K high**

Last Sale

**\$15,000 · Mar 16, 2020**

Est. Owner Equity

**\$153,779**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$117,500 |
| Previous Assessed     | \$117,500 |
| Assessor Market Value | \$178,000 |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | Single Family Residence w/ ADU |
| Style         | Traditional/Old                |
| County        | Wayne                          |
| Lot (acres)   | 1.80                           |
| Heating       | Hot Water                      |
| Fireplace     | Yes                            |
| Garage        | Garage, Detached               |
| Pool          | Above-Ground Pool              |

Porch · 388 ft²

## CLIMATE RISK

**1**  
FLOOD

**19**  
WILDFIRE

**55**  
HEAT

**75**  
STORM

**29**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT² | LOAN |
|--------------|--------|---------------|----------|--------|------|
| Mar 10, 2020 | Resale | Warranty Deed | \$15,000 | \$5    |      |
| Mar 13, 2020 | Resale | Grant Deed    | \$15,000 | \$5    |      |
| Sep 18, 2008 | Resale | Grant Deed    | \$85,000 | \$30   |      |
| Sep 10, 2008 | Resale | Grant Deed    | \$60,000 | \$21   |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Sodus Jr/Sr High School   | High       | 7–12   | 4.2 mi   |
| Sodus Intermediate School | Middle     | 2–7    | 4.2 mi   |
| Sodus Elementary School   | Elementary | PK–4   | 4.3 mi   |

District: Sodus Central 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 14516

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>153</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>1,789</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|