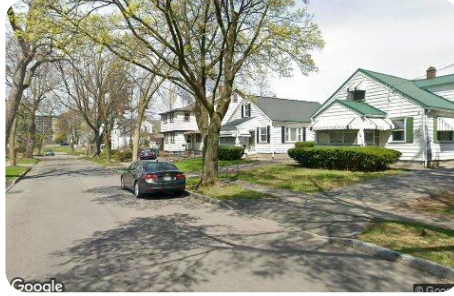


Single Family Residence **RESIDENTIAL**

54 ROSER ST

ROCHESTER, NY 14621

\$142,534 TopHap Estimate · \$107 / ft² · confidence 85 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,332 ft²
LIVING AREA

0.25 ac
LOT SIZE

1953
YEAR BUILT

2
STORIES

1
PARKING

Pre-foreclosure (LIS)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$143K

\$122K low

\$164K high

Last Sale	\$63,500 · Oct 18, 2007
Est. Owner Equity	\$70,334
Loan-to-Value	50%

TAX & ASSESSMENT

Property Tax	\$1,285 (2024)
Assessed Value	\$137,200
Previous Assessed	\$137,200
Assessor Market Value	\$137,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Monroe
Lot (acres)	0.25
Heating	Central
Cooling	Central
Garage	Garage, Detached

Patio · 156 ft²

Porch · 84 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
Jul 30, 2020	Quitclaim	Quit Claim Transfer			
Sep 16, 2014	Quitclaim	Quit Claim Transfer	\$5,000	\$4	
Oct 18, 2007	Resale	Warranty Deed	\$63,500	\$48	

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	Absentee owner
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