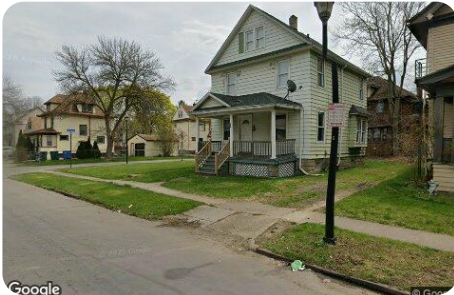


Duplex (2 Units, Any Combination)

RESIDENTIAL

55 ROSEMARY DR

ROCHESTER, NY 14621



3

BEDS

2

BATHS

2,025 ft²

LIVING AREA

3,120 ft²

LOT SIZE

1920

YEAR BUILT

3

STORIES

VALUATION

Last Sale

\$80,000 · Jan 12, 2024

TAX & ASSESSMENT

Property Tax	\$997 (2024)
Assessed Value	\$106,500
Previous Assessed	\$106,500
Assessor Market Value	\$106,500

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.07
Heating	Forced Air
Garage	Garage, Detached
Pool	No

Porch · 140 ft²

CLIMATE RISK

1 FLOOD	0 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
Jan 4, 2024	Resale	Warranty Deed	\$80,000	\$40	\$64K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 45-Mary Mcleod Bethune	Elementary	PK–8	0.4 mi
School 58-World of Inquiry School	High	PK–12	1.5 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.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------