

Single Family Residence **RESIDENTIAL**

87 ROCKLAND RD

ROSCOE, NY 12776

\$279,080 TopHap Estimate · \$149 / ft² · confidence 84 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,878 ft²

LIVING AREA

1 ac

LOT SIZE

1909

YEAR BUILT

3

STORIES

VALUATION

\$279K

\$234K low

\$324K high

Last Sale

\$75,000 · Sep 18, 1995

Est. Owner Equity

\$155,189

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$4,532 (2024)
Assessed Value	\$80,100
Previous Assessed	\$80,100
Assessor Market Value	\$224,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Sullivan
Lot (acres)	1.00
Heating	Hot Water
Pool	No

Porch · 248 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Central School	Elementary	PK–12	0.6 mi

District: Roscoe 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 12776

132 CRIME INDEX	98 AIR POLLUTION	2,383 POPULATION	\$58K MEDIAN IN- COME	43°F AVG TEMP	52% SUNSHINE
---------------------------	----------------------------	----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

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