

Single Family Residence **RESIDENTIAL**

3 ROSER ST

ROCHESTER, NY 14621

\$133,489 TopHap Estimate · \$116 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,152 ft²
LIVING AREA

0.14 ac
LOT SIZE

1931
YEAR BUILT

2
STORIES

VALUATION

\$133K

\$126K low

\$141K high

Last Sale

\$48,000 · Mar 1, 2013

Est. Owner Equity

\$85,489

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$1,030 (2024)
Assessed Value	\$110,000
Previous Assessed	\$110,000
Assessor Market Value	\$110,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Monroe
Lot (acres)	0.14
Heating	Forced Air
Pool	No

Porch · 192 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
Aug 9, 2018	Recorded document	Grant Deed			
Feb 5, 2013	Resale	Warranty Deed	\$48,000	\$42	
Jan 11, 2006	Resale	Warranty Deed	\$37,000	\$32	

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	2.0 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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