

Single Family Residence **RESIDENTIAL**

9 ROSER ST

ROCHESTER, NY 14621

\$165,827 TopHap Estimate · \$121 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,376 ft²

LIVING AREA

0.14 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$166K

\$156K low

\$176K high

Last Sale

\$51,500 · Aug 28, 2012

Est. Owner Equity

\$165,827

TAX & ASSESSMENT

Property Tax	\$620 (2024)
Assessed Value	\$132,400
Previous Assessed	\$132,400
Assessor Market Value	\$132,400

PROPERTY FACTS

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

Porch · 117 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 23, 2012	Resale	Warranty Deed	\$51,500	\$37	
Oct 13, 2010	Recorded document	Warranty Deed			

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.

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	Owner occupied
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