

Single Family Residence **RESIDENTIAL**

17 ROSER ST

ROCHESTER, NY 14621

\$120,965 TopHap Estimate · \$105 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,152 ft²

LIVING AREA

0.14 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$121K

\$110K low

\$132K high

Last Sale

\$38,000 · Feb 3, 2011

Est. Owner Equity

\$34,965

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$1,073 (2024)
Assessed Value	\$114,600
Previous Assessed	\$114,600
Assessor Market Value	\$114,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Monroe
Lot (acres)	0.14
Heating	Forced Air
Garage	Garage, Detached
Pool	Pool, Concrete

Porch · 315 ft²

CLIMATE RISK

1 FLOOD	3 WILDFIRE	57 HEAT	71 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 3, 2021	Non-arms-length	Warranty Deed	\$55,000	\$48	\$55K
Jan 6, 2011	Resale	Grant Deed	\$38,000	\$33	

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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