

Single Family Residence **RESIDENTIAL**

240 ROCKLAND RD

ROSCOE, NY 12776

\$516,346 TopHap Estimate · \$136 / ft² · confidence 86 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,810 ft²

LIVING AREA

1.8 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$516K

\$443K low

\$589K high

Est. Owner Equity

\$356,347

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$8,616 (2024)
Assessed Value	\$152,300
Previous Assessed	\$152,300
Assessor Market Value	\$426,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Sullivan
Lot (acres)	1.80
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 720 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 20, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Central School	Elementary	PK–12	1.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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