

Single Family Residence **RESIDENTIAL**

263 ROCKLAND RD

ROSCOE, NY 12776

\$257,061 TopHap Estimate · \$165 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,557 ft²

LIVING AREA

1.04 ac

LOT SIZE

1865

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$257K

\$214K low

\$300K high

Est. Owner Equity

\$168,761

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$5,380 (2024)
Assessed Value	\$78,700
Previous Assessed	\$78,700
Assessor Market Value	\$220,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Sullivan
Lot (acres)	1.04
Heating	Hot Water
Garage	Mixed
Pool	No

Porch · 178 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 17, 2014	Non-arms-length	Grant Deed	\$2,000	\$1	
Jan 21, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Central School	Elementary	PK–12	1.5 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
-----------	-----------------------