

Single Family Residence **RESIDENTIAL**

1986 OLD ROUTE 17

ROSCOE, NY 12776

\$155,020 TopHap Estimate · \$118 / ft² · confidence 81 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,314 ft²

LIVING AREA

0.39 ac

LOT SIZE

1912

YEAR BUILT

2

STORIES

VALUATION

\$155K

\$125K low

\$185K high

Last Sale

\$105,000 · Apr 11, 2024

Est. Owner Equity

\$155,020

TAX & ASSESSMENT

Property Tax	\$4,786 (2024)
Assessed Value	\$60,300
Previous Assessed	\$60,300
Assessor Market Value	\$168,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Sullivan
Lot (acres)	0.39
Heating	Hot Water
Pool	No

Porch · 259 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 5, 2024	Resale	Deed	\$105,000	\$80	
Jul 1, 2013	Resale	Grant Deed	\$45,000	\$34	\$41K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Central School	Elementary	PK–12	0.1 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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