

Single Family Residence w/ ADU

RESIDENTIAL

1995 OLD ROUTE 17

ROSCOE, NY 12776

\$229,258 TopHap Estimate · \$68 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,354 ft²

LIVING AREA

0.34 ac

LOT SIZE

1900

YEAR BUILT

3

STORIES

VALUATION

\$229K

\$218K low

\$240K high

Last Sale

\$115,000 · Feb 28, 2017

Est. Owner Equity

\$229,258

TAX & ASSESSMENT

Property Tax	\$8,953 (2024)
Assessed Value	\$108,400
Previous Assessed	\$108,400
Assessor Market Value	\$303,200

PROPERTY FACTS

Property Type	Single Family Residence w/ ADU
Style	Traditional/Old
County	Sullivan
Lot (acres)	0.34
Heating	Forced Air
Pool	No

Porch · 452 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 20, 2017	Resale	Grant Deed	\$115,000	\$34	
Nov 8, 2013	Resale	Grant Deed	\$75,000	\$22	

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	Owner occupied
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