

Single Family Residence **RESIDENTIAL**

306 ROCKLAND RD

ROSCOE, NY 12776

\$149,575 TopHap Estimate · \$68 / ft² · confidence 48 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,189 ft²

LIVING AREA

0.46 ac

LOT SIZE

1890

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$150K

\$72K low

\$227K high

Last Sale

\$23,000 · Jan 18, 2018

Est. Owner Equity

\$149,575

TAX & ASSESSMENT

Property Tax	\$6,740 (2024)
Assessed Value	\$89,200
Previous Assessed	\$89,200
Assessor Market Value	\$249,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Sullivan
Lot (acres)	0.46
Heating	Hot Water
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

Patio · 145 ft²

Porch · 650 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 12, 2018	Resale	Grant Deed	\$23,000	\$11	
Jan 20, 2016	Resale	Grant Deed	\$21,105	\$10	
Aug 17, 2015	Non-arms-length	Trustees Deed	\$500	\$0	
Aug 18, 1999	Resale	Grant Deed	\$82,000	\$37	\$57K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Central School	Elementary	PK–12	1.6 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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