

Single Family Residence **RESIDENTIAL**

253 ROCKLAND RD

ROSCOE, NY 12776

\$325,000 TopHap Estimate · \$176 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,850 ft²

LIVING AREA

0.6 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$325K

\$294K low

\$356K high

Last Sale

\$160,000 · Aug 30, 2016

Est. Owner Equity

\$21,000

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$5,095 (2025)
Assessed Value	\$89,400
Previous Assessed	\$89,400
Assessor Market Value	\$259,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SULLIVAN
Lot (acres)	0.60
Heating	Electric
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 493 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 2, 2026	Financing	Mortgage			\$304K
Jul 5, 2016	Resale	Grant Deed	\$160,000	\$86	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Central School	Elementary	PK–12	1.4 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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