

Single Family Residence **RESIDENTIAL**

13 ROCKLAND RD

ROSCOE, NY 12776

\$256,875 TopHap Estimate · \$100 / ft² · confidence 79 · as of Jul 14, 2026



2

BEDS

1

BATHS

2,569 ft²

LIVING AREA

0.88 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$257K

\$203K low

\$311K high

Last Sale

\$250,000 · Feb 9, 2026

Est. Owner Equity

\$126,875

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,731 (2024)
Assessed Value	\$101,300
Previous Assessed	\$101,300
Assessor Market Value	\$283,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Sullivan
Lot (acres)	0.88
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached

Porch · 208 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 27, 2026	Resale	Deed	\$250,000	\$97	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Central School	Elementary	PK–12	0.2 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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