

Rural Residence

RESIDENTIAL

6097 STATE ROUTE 14

ROCK STREAM, NY 14878

\$267,241 TopHap Estimate · \$161 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,664 ft²

LIVING AREA

12 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$267K

\$236K low

\$298K high

Est. Owner Equity

\$267,241

TAX & ASSESSMENT

Property Tax	\$3,523 (2024)
Assessed Value	\$175,000
Previous Assessed	\$175,000
Assessor Market Value	\$236,500

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Yates
Lot (acres)	12.00
Heating	Forced Air
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Porch · 600 ft²

CLIMATE RISK

1 FLOOD	10 WILDFIRE	59 HEAT	67 STORM	33 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dundee Elementary School	Elementary	PK–6	4.9 mi
Dundee Junior-Senior High School	Middle	7–12	4.9 mi

District: Dundee 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 14878

97 CRIME INDEX	94 AIR POLLUTION	906 POPULATION	\$75K MEDIAN IN-COME	47°F AVG TEMP	49% SUNSHINE
-------------------	---------------------	-------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------