

Single Family Residence **RESIDENTIAL**

# 44 ROSEWOOD RD

ROCKY POINT, NY 11778

**\$664,265** TopHap Estimate · \$530 / ft<sup>2</sup> · confidence 93 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,253 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1991**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**1**

PARKING

## VALUATION

**\$664K**

\$618K low

\$711K high

Last Sale

**\$375,000 · May 24, 2019**

Est. Owner Equity

**\$664,265**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,825 (2024) |
| Assessed Value        | \$2,800         |
| Assessor Market Value | \$583,334       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | SUFFOLK                 |
| Lot (acres)   | 0.22                    |
| Heating       | Radiant                 |
| Garage        | Garage, Basement        |
| Pool          | No                      |
| View          | Waterfront              |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED            | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|-----------------|-----------|--------------------|------|
| Nov 4, 2024  | Financing         | Deed            |           |                    |      |
| Apr 16, 2019 | Resale            | Deed            | \$375,000 | \$299              |      |
| Apr 12, 2019 | Recorded document | Correction Deed |           |                    |      |
| Dec 21, 2018 | Resale            | Grant Deed      | \$215,000 | \$172              |      |
| Mar 20, 2017 | Recorded document | Trustees Deed   | \$100     | \$0                |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Rocky Point Middle School           | Middle     | 6–8    | 1.3 mi   |
| Rocky Point High School             | High       | 9–12   | 1.4 mi   |
| Frank J. Carasiti Elementary School | Elementary | KG–2   | 1.5 mi   |

District: Rocky Point Union Free 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 11778

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>12,882</b><br>POPULATION | <b>\$108K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|