

Single Family Residence **RESIDENTIAL**

95 ROSER ST

ROCHESTER, NY 14621

\$132,495 TopHap Estimate · \$164 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

810 ft²

LIVING AREA

0.11 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$132K

\$122K low

\$143K high

Last Sale

\$95,000 · Nov 9, 2021

Est. Owner Equity

\$34,800

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$1,009 (2024)
Assessed Value	\$107,800
Previous Assessed	\$107,800
Assessor Market Value	\$107,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.11
Heating	Forced Air
Garage	Garage, Detached

Porch · 77 ft²

CLIMATE RISK

1
FLOOD

3
WILDFIRE

57
HEAT

71
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2021	Resale	Warranty Deed	\$95,000	\$117	\$76K
Jan 18, 2015	Quitclaim	Quit Claim Transfer			
Jul 25, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 50-Helen Barrett Montgomery	Elementary	PK–6	0.5 mi
School 58-World of Inquiry School	High	PK–12	2.1 mi

District: Rochester City 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 14621

147 CRIME INDEX	85 AIR POLLUTION	32,090 POPULATION	\$35K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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