

Single Family Residence

RESIDENTIAL

96 ROSER ST

ROCHESTER, NY 14621

\$102,233

TopHap Estimate · \$103 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

990 ft²

LIVING AREA

0.11 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$102K

\$91K low

\$113K high

Last Sale

\$45,000 · Aug 8, 2006

Est. Owner Equity

\$59,483

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$1,013 (2024)
Assessed Value	\$108,200
Previous Assessed	\$108,200
Assessor Market Value	\$108,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Monroe
Lot (acres)	0.11
Heating	Forced Air
Garage	Garage, Detached

Porch · 166 ft²

CLIMATE RISK

1 FLOOD	3 WILDFIRE	57 HEAT	71 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 3, 2006	Resale	Warranty Deed	\$45,000	\$45	\$43K

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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