

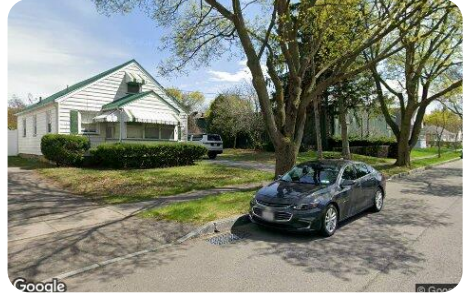
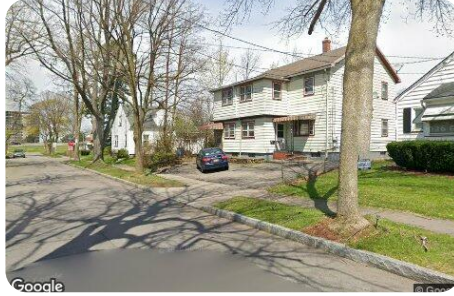
Single Family Residence

RESIDENTIAL

60 ROSER ST

ROCHESTER, NY 14621

\$157,444 TopHap Estimate · \$118 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,336 ft²

LIVING AREA

0.12 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$157K

\$141K low

\$174K high

Last Sale

\$140,000 · Feb 28, 2023

Est. Owner Equity

\$21,644

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$1,273 (2024)
Assessed Value	\$136,000
Previous Assessed	\$136,000
Assessor Market Value	\$136,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Monroe
Lot (acres)	0.12
Heating	Forced Air
Garage	Garage, Detached

Porch · 215 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
Feb 21, 2023	Resale	Warranty Deed	\$140,000	\$105	\$136K
Nov 5, 2020	Resale	Warranty Deed	\$110,000	\$82	\$105K
Jul 25, 2020	Resale	Grant Deed	\$70,000	\$52	

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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