

Single Family Residence

RESIDENTIAL

41 ROSER ST

ROCHESTER, NY 14621

\$103,058 TopHap Estimate · \$112 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

919 ft²

LIVING AREA

0.12 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

VALUATION

\$103K

\$92K low

\$114K high

Last Sale

\$55,000 · Feb 17, 2023

Est. Owner Equity

\$11,558

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$787 (2024)
Assessed Value	\$84,100
Previous Assessed	\$84,100
Assessor Market Value	\$84,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.12
Heating	Forced Air

Porch · 102 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
Feb 7, 2023	Resale	Deed	\$55,000	\$60	
Sep 9, 2016	Resale	Trustees Deed	\$15,887	\$17	
Nov 20, 2007	Resale	Warranty Deed	\$27,500	\$30	

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	Absentee owner
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