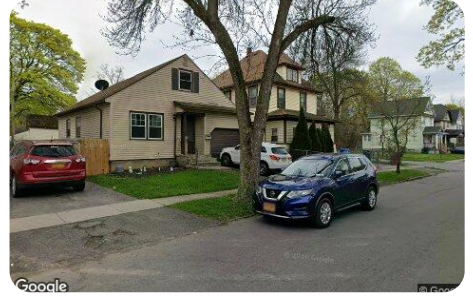


Single Family Residence **RESIDENTIAL**

85 ROSEMARY DR

ROCHESTER, NY 14621

\$112,479 TopHap Estimate · \$91 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,241 ft²

LIVING AREA

3,120 ft²

LOT SIZE

1920

YEAR BUILT

3

STORIES

VALUATION

\$112K

\$98K low

\$127K high

Last Sale

\$62,000 · Jul 1, 2011

Est. Owner Equity

\$28,029

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$963 (2024)
Assessed Value	\$102,900
Previous Assessed	\$102,900
Assessor Market Value	\$102,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.07
Heating	Forced Air
Garage	Garage, Detached

Porch · 100 ft²

CLIMATE RISK

10 FLOOD	0 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
Apr 28, 2011	Resale	Grant Deed	\$62,000	\$50	
Apr 15, 2010	Non-arms-length	Grant Deed	\$19,074	\$15	
Oct 1, 2008	Resale	Trustees Deed	\$32,300	\$26	
Apr 20, 2009	Resale	Trustees Deed	\$25,000	\$20	
Jun 6, 2006	Resale	Warranty Deed	\$53,000	\$43	\$42K
Jul 26, 2005	Resale	Grant Deed	\$27,550	\$22	
May 25, 2005	Resale	Trustees Deed	\$49,366	\$40	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 45-Mary Mcleod Bethune	Elementary	PK–8	0.4 mi
School of the Arts	High	7–12	1.5 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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