

Single Family Residence **RESIDENTIAL**

56 ROSECROFT DR

ROCHESTER, NY 14616

\$192,914 TopHap Estimate · \$122 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,581 ft²

LIVING AREA

0.2 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$193K

\$187K low

\$199K high

Last Sale

\$86,500 · Dec 17, 2012

Est. Owner Equity

\$45,417

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$5,082 (2025)
Assessed Value	\$113,400
Previous Assessed	\$113,400
Assessor Market Value	\$185,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	MONROE
Lot (acres)	0.20
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 64 ft²

CLIMATE RISK

1
FLOOD

5
WILDFIRE

58
HEAT

70
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 2, 2012	Resale	Warranty Deed	\$86,500	\$55	\$8K
Jan 12, 2005	Resale	Warranty Deed	\$84,800	\$54	\$84K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Longridge Elementary School	Elementary	KG–5	0.8 mi
Odyssey Academy	Middle	6–12	0.9 mi

District: Greece Central 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 14616

96 CRIME INDEX	89 AIR POLLUTION	25,755 POPULATION	\$65K 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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