

Single Family Residence **RESIDENTIAL**

56 ROTH ST

ROCHESTER, NY 14621

\$65,995 TopHap Estimate · \$37 / ft² · confidence 67 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,777 ft²
LIVING AREA

3,535 ft²
LOT SIZE

1865
YEAR BUILT

2
STORIES

VALUATION

\$66K

\$44K low

\$88K high

Est. Owner Equity

\$30,995

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$578 (2024)
Assessed Value	\$65,000
Previous Assessed	\$65,000
Assessor Market Value	\$65,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.08
Heating	Forced Air

Porch · 140 ft²

CLIMATE RISK

1
FLOOD

0
WILDFIRE

57
HEAT

70
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 11, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 9-Dr Martin Luther King Jr	Elementary	PK–6	0.7 mi
School 58-World of Inquiry School	High	PK–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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------