

Residential - Vacant Land **RESIDENTIAL**

**OLD ROUTE 17**  
ROSCOE, NY 12776



**1.2 ac**  
LOT SIZE

**TAX & ASSESSMENT**

|                       |          |
|-----------------------|----------|
| Assessed Value        | \$5,600  |
| Previous Assessed     | \$5,600  |
| Assessor Market Value | \$15,700 |

**PROPERTY FACTS**

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Sullivan                  |
| Lot (acres)   | 1.20                      |
| Heating       | None                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED              | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-------------------|-------|--------------------|--------|
| Aug 7, 2018  | Financing | Loan Modification |       |                    | \$326K |
| Jan 11, 2013 | Financing | Trustees Deed     |       |                    | \$300K |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Roscoe Central School | Elementary | PK–12  | 0.2 mi   |

District: Roscoe 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 12776

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>132</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>2,383</b><br>POPULATION | <b>\$58K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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