

Rural Residence

RESIDENTIAL

412 ROCK STREAM RD

ROCK STREAM, NY 14878

\$377,888 TopHap Estimate · \$115 / ft² · confidence 57 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,300 ft²

LIVING AREA

177.7 ac

LOT SIZE

1865

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$378K

\$216K low

\$539K high

Last Sale

\$120,000 · Sep 15, 2015

Est. Owner Equity

\$377,888

TAX & ASSESSMENT

Property Tax	\$4,257 (2024)
Assessed Value	\$991,300
Previous Assessed	\$796,500
Assessor Market Value	\$1,339,600

PROPERTY FACTS

Property Type	Rural Residence
Style	Traditional/Old
County	Yates
Lot (acres)	177.70
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
FLOOD

12
WILDFIRE

58
HEAT

69
STORM

33
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 1, 2016	Non-arms-length	Intrafamily Transfer	\$230,791	\$70	
Sep 14, 2015	Resale	Deed	\$120,000	\$36	
May 17, 2011	Resale	Deed	\$90,350	\$27	
Jan 22, 2007	Resale	Deed	\$2,000	\$1	\$3K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dundee Elementary School	Elementary	PK–6	4.1 mi
Dundee Junior-Senior High School	Middle	7–12	4.1 mi

District: Dundee 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 14878

97 CRIME INDEX	94 AIR POLLUTION	906 POPULATION	\$75K MEDIAN IN-COME	47°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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