

Duplex (2 Units, Any Combination) RESIDENTIAL

47 ROSER ST
ROCHESTER, NY 14621



4
BEDS

2
BATHS

1,407 ft²
LIVING AREA

0.12 ac
LOT SIZE

1920
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

Last Sale \$76,000 · Jun 18, 2019

TAX & ASSESSMENT

Property Tax	\$1,066 (2024)
Assessed Value	\$113,800
Previous Assessed	\$113,800
Assessor Market Value	\$113,800

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.12
Heating	Hot Water
Garage	Garage, Detached

Porch · 128 ft²

CLIMATE RISK

1 FLOOD	3 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
Nov 14, 2019	Quitclaim	Quit Claim Transfer			
May 8, 2019	Resale	Warranty Deed	\$76,000	\$54	
Mar 5, 2008	Non-arms-length	Warranty Deed	\$79,087	\$56	
Feb 10, 2007	Resale	Warranty Deed	\$53,500	\$38	\$51K
Apr 19, 2005	Resale	Grant Deed	\$30,050	\$21	\$29K
Mar 1, 2004	Recorded document	Grant Deed			
Jan 12, 2004	Resale	Trustees Deed	\$55,682	\$40	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 50-Helen Barrett Montgomery	Elementary	PK–6	0.5 mi
School 58-World of Inquiry School	High	PK–12	2.1 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	Absentee owner
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