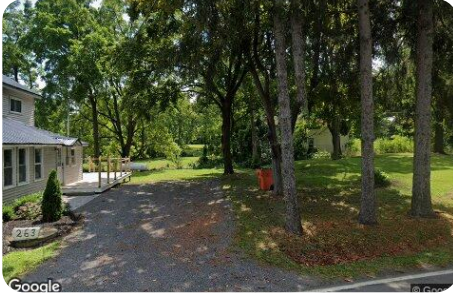


Single Family Residence **RESIDENTIAL**

263 ROCK STREAM RD

ROCK STREAM, NY 14878

\$298,574 TopHap Estimate · \$290 / ft² · confidence 74 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,028 ft²

LIVING AREA

0.37 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

VALUATION

\$299K

\$221K low

\$376K high

Last Sale

\$55,000 · Jun 6, 2023

Est. Owner Equity

\$298,574

TAX & ASSESSMENT

Property Tax	\$1,208 (2024)
Assessed Value	\$60,000
Previous Assessed	\$60,000
Assessor Market Value	\$81,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Yates
Lot (acres)	0.37
Heating	Forced Air
Garage	Garage, Detached
Pool	No

Porch · 308 ft²

CLIMATE RISK

1
FLOOD

10
WILDFIRE

59
HEAT

67
STORM

33
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2023	Resale	Warranty Deed	\$55,000	\$54	
Aug 31, 2020	Financing	Executors Deed			
Aug 4, 2015	Resale	Deed	\$51,000	\$50	
Mar 28, 2006	Resale	Deed	\$44,900	\$44	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dundee Elementary School	Elementary	PK–6	4.5 mi
Dundee Junior-Senior High School	Middle	7–12	4.5 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	Absentee owner
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