

Single Family Residence

RESIDENTIAL

40 ROSEMARY DR

ROCHESTER, NY 14621

\$110,412 TopHap Estimate · \$91 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,208 ft²

LIVING AREA

3,160 ft²

LOT SIZE

1920

YEAR BUILT

3

STORIES

VALUATION

\$110K

\$100K low

\$121K high

Last Sale

\$24,500 · Sep 9, 2011

Est. Owner Equity

\$110,412

TAX & ASSESSMENT

Property Tax	\$981 (2024)
Assessed Value	\$104,800
Previous Assessed	\$104,800
Assessor Market Value	\$104,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.07
Heating	Central
Cooling	Central
Garage	Garage, Detached

Porch · 152 ft²

CLIMATE RISK

1
FLOOD

0
WILDFIRE

57
HEAT

71
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 1, 2011	Resale	Warranty Deed	\$24,500	\$20	
May 21, 2010	Non-arms-length	Trustees Deed	\$1,000	\$1	
May 5, 2010	Resale	Grant Deed	\$19,900	\$16	
Jul 20, 2005	Resale	Warranty Deed	\$56,000	\$46	\$50K
Feb 28, 2005	Resale	Warranty Deed	\$22,000	\$18	
Feb 16, 2005	Resale	Grant Deed	\$12,000	\$10	
Aug 20, 2004	Non-arms-length	Trustees Deed	\$500	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest College Preparatory High School	Middle	7–8	1.1 mi
School 58-World of Inquiry School	Elementary	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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