

Single Family Residence **RESIDENTIAL**

# 46 ROSEMARY DR

ROCHESTER, NY 14621

**\$116,066** TopHap Estimate · \$84 / ft<sup>2</sup> · confidence 80 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,375 ft<sup>2</sup>**

LIVING AREA

**3,160 ft<sup>2</sup>**

LOT SIZE

**1913**

YEAR BUILT

**3**

STORIES

**1**

PARKING

## VALUATION

**\$116K**

\$93K low

\$139K high

Est. Owner Equity

**\$116,066**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$110,000 |
| Previous Assessed     | \$110,000 |
| Assessor Market Value | \$110,000 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | Monroe                  |
| Lot (acres)   | 0.07                    |
| Heating       | Forced Air              |
| Garage        | Garage, Detached        |

Porch · 136 ft²

## CLIMATE RISK

**1**  
FLOOD

**0**  
WILDFIRE

**57**  
HEAT

**71**  
STORM

**14**  
DROUGHT

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

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>147</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>32,090</b><br>POPULATION | <b>\$35K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|