

Triplex (3 Units, Any Combination)

RESIDENTIAL

41 RIVERSIDE DR

ROSCOE, NY 12776



6

BEDS

3.5

BATHS

3,172 ft²

LIVING AREA

2.89 ac

LOT SIZE

1910

YEAR BUILT

3

STORIES

VALUATION

Last Sale

\$43,000 · Feb 2, 2018

TAX & ASSESSMENT

Property Tax	\$4,687 (2025)
Assessed Value	\$86,400
Previous Assessed	\$86,400
Assessor Market Value	\$250,400

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Traditional/Old
County	SULLIVAN
Lot (acres)	2.89
Heating	Hot Water
Pool	No
View	View - River

Porch · 680 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 15, 2018	Recorded document	Grant Deed			
Jan 12, 2018	Resale	Grant Deed	\$43,000	\$14	
Nov 5, 2017	Recorded document	Trustees Deed			
Sep 9, 2005	Resale	Warranty Deed	\$229,000	\$72	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Central School	Elementary	PK–12	0.3 mi

District: Roscoe 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 12776

132 CRIME INDEX	98 AIR POLLUTION	2,383 POPULATION	\$58K MEDIAN IN- COME	43°F AVG TEMP	52% SUNSHINE
---------------------------	----------------------------	----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------