

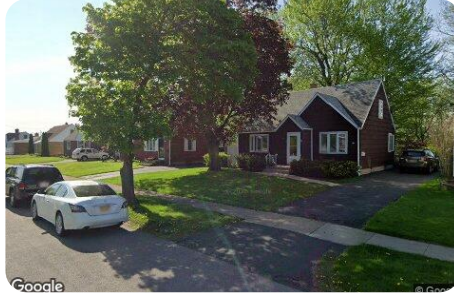
Single Family Residence

RESIDENTIAL

45 ROGERS DR

BUFFALO, NY 14225

\$205,519 TopHap Estimate · \$155 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,326 ft²

LIVING AREA

0.15 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

Pre-foreclosure (LIS)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$206K

\$185K low

\$226K high

Last Sale	\$77,500 · Mar 16, 2004
Est. Owner Equity	\$46,936
Loan-to-Value	84%

TAX & ASSESSMENT

Property Tax	\$5,037 (2025)
Assessed Value	\$157,000
Previous Assessed	\$157,000
Assessor Market Value	\$209,333

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	ERIE
Lot (acres)	0.15
Heating	Forced Air With Air Conditioning
Pool	No

Shed · 120 ft²

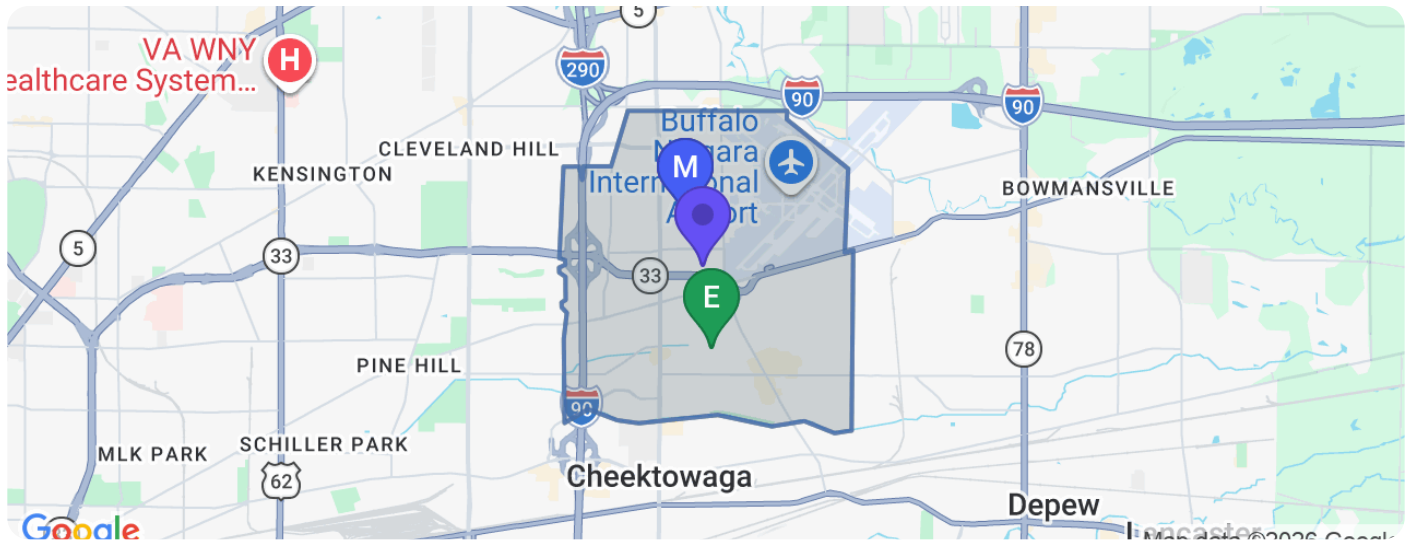
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 28, 2007	Quitclaim	Quit Claim Transfer			\$78K
Mar 15, 2004	Resale	Warranty Deed	\$77,500	\$58	\$33K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Maryvale Middle School	Middle	6–8	0.4 mi
Maryvale High School	High	9–12	0.4 mi
Maryvale Primary School	Elementary	PK–2	0.7 mi

District: Cheektowaga-Maryvale Union Free 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 14225

88 CRIME INDEX	81 AIR POLLUTION	34,842 POPULATION	\$63K MEDIAN IN-COME	48°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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