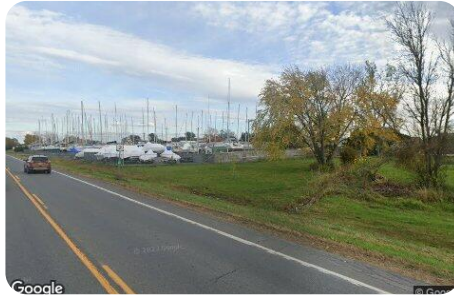


Single Family Residence **RESIDENTIAL**

50 ROSE AVE

ROUSES POINT, NY 12979

\$258,661 TopHap Estimate · \$159 / ft² · confidence 77 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,630 ft²
LIVING AREA

2.3 ac
LOT SIZE

2008
YEAR BUILT

1
STORIES

VALUATION

\$259K

\$199K low

\$319K high

Est. Owner Equity

\$89,861

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$908 (2025)
Assessed Value	\$272,100
Previous Assessed	\$258,500
Assessor Market Value	\$272,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Clinton
Lot (acres)	2.30
Heating	Electric
Cooling	Central

Porch · 593 ft²

CLIMATE RISK

58
FLOOD

10
WILDFIRE

50
HEAT

80
STORM

10
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 29, 2005	Non-arms-length	Warranty Deed	\$34,500	\$21	
Mar 1, 2005	Recorded document	Warranty Deed			

NEIGHBORHOOD · ZIP 12979

166
CRIME INDEX

84
AIR POLLUTION

1,277
POPULATION

\$39K
MEDIAN IN-
COME

44°F
AVG TEMP

52%
SUNSHINE

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

OWNERSHIP

Occupancy	Owner occupied
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