

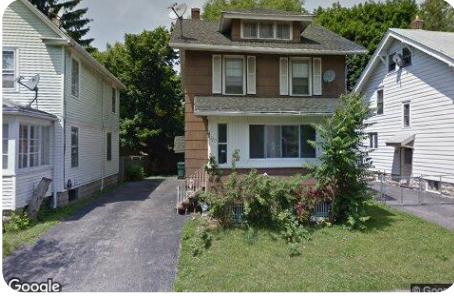
Single Family Residence

RESIDENTIAL

120 ROSEMARY DR

ROCHESTER, NY 14621

\$105,503 TopHap Estimate · \$85 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,244 ft²

LIVING AREA

3,080 ft²

LOT SIZE

1925

YEAR BUILT

3

STORIES

VALUATION

\$106K

\$88K low

\$123K high

Last Sale

\$100,000 · May 21, 2025

Est. Owner Equity

\$20,503

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$991 (2024)
Assessed Value	\$105,800
Previous Assessed	\$105,800
Assessor Market Value	\$105,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.07
Heating	Forced Air

Porch · 136 ft²

CLIMATE RISK

10
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
Apr 30, 2025	Resale	Warranty Deed	\$100,000	\$80	\$85K
Feb 14, 2025	Financing	Public Action			
Jul 6, 2015	Resale	Warranty Deed	\$35,000	\$28	
Jul 25, 2007	Quitclaim	Quit Claim Transfer	\$500	\$0	
Feb 8, 2007	Resale	Warranty Deed	\$28,317	\$23	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest College Preparatory High School	Middle	7–8	1.0 mi
School of the Arts	High	7–12	1.6 mi
School 58-World of Inquiry School	Elementary	PK–12	1.6 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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