

Single Family Residence **RESIDENTIAL**

2006 OLD ROUTE 17

ROSCOE, NY 12776

\$300,499 TopHap Estimate · \$147 / ft² · confidence 86 · as of Jul 14, 2026



7

BEDS

2

BATHS

2,038 ft²

LIVING AREA

5.51 ac

LOT SIZE

1890

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$300K

\$258K low

\$343K high

Last Sale

\$130,000 · Feb 20, 2014

Est. Owner Equity

\$60,499

Loan-to-Value

107%

TAX & ASSESSMENT

Property Tax	\$4,733 (2024)
Assessed Value	\$83,900
Previous Assessed	\$83,900
Assessor Market Value	\$234,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Sullivan
Lot (acres)	5.51
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 564 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 18, 2014	Resale	Grant Deed	\$130,000	\$64	\$128K
Apr 22, 2003	Resale	Grant Deed	\$67,000	\$33	\$54K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Central School	Elementary	PK–12	0.2 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
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Index values: 100 = US average; lower is better.