

Single Family Residence

RESIDENTIAL

40 ROSS ST

AUBURN, NY 13021

\$171,385 TopHap Estimate · \$62 / ft² · confidence 83 · as of Jul 14, 2026



5

BEDS

1.5

BATHS

2,745 ft²

LIVING AREA

0.19 ac

LOT SIZE

1890

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$171K

\$143K low

\$200K high

Last Sale

\$175,710 · Apr 7, 2025

Est. Owner Equity

\$4,050

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$4,844 (2025)
Assessed Value	\$198,000
Previous Assessed	\$198,000
Assessor Market Value	\$264,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	CAYUGA
Lot (acres)	0.19
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

Shed · 120 ft²

Patio · 200 ft²

Porch · 320 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2025	Resale	Warranty Deed	\$175,710	\$64	\$167K
Dec 4, 2024	Resale	Warranty Deed	\$150,000	\$55	
Apr 17, 2012	Resale	Warranty Deed	\$162,500	\$59	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Herman Avenue Elementary School	Elementary	KG–6	0.2 mi
Auburn Junior High School	Middle	7–8	0.5 mi
Auburn High School	High	9–12	1.8 mi

District: Auburn 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 13021

104 CRIME INDEX	83 AIR POLLUTION	37,764 POPULATION	\$67K MEDIAN IN-COME	47°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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