

Single Family Residence

RESIDENTIAL

474 ROCK STREAM RD

ROCK STREAM, NY 14878

\$221,311 TopHap Estimate · \$118 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,881 ft²

LIVING AREA

0.89 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$221K

\$198K low

\$244K high

Last Sale

\$169,900 · Mar 13, 2024

Est. Owner Equity

\$48,401

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$2,013 (2024)
Assessed Value	\$100,000
Previous Assessed	\$100,000
Assessor Market Value	\$135,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Yates
Lot (acres)	0.89
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 270 ft²

CLIMATE RISK

1
FLOOD

11
WILDFIRE

58
HEAT

69
STORM

33
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 14, 2024	Resale	Warranty Deed	\$169,900	\$90	\$153K
Nov 30, 2015	Resale	Deed	\$42,500	\$23	
Jul 6, 2011	Resale	Deed	\$77,000	\$41	\$77K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dundee Elementary School	Elementary	PK–6	4.1 mi
Dundee Junior-Senior High School	Middle	7–12	4.2 mi

District: Dundee 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 14878

97 CRIME INDEX	94 AIR POLLUTION	906 POPULATION	\$75K 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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