

Single Family Residence **RESIDENTIAL**

91 ROCKLAND RD

ROSCOE, NY 12776

\$179,721 TopHap Estimate · \$60 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,984 ft²

LIVING AREA

0.58 ac

LOT SIZE

1910

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

\$180K

\$171K low

\$189K high

Last Sale

\$172,000 · Oct 7, 2025

Est. Owner Equity

\$179,721

TAX & ASSESSMENT

Property Tax	\$6,074 (2024)
Assessed Value	\$108,900
Previous Assessed	\$108,900
Assessor Market Value	\$304,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Sullivan
Lot (acres)	0.58
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 977 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 3, 2025	Resale	Deed	\$172,000	\$58	
Oct 28, 2019	Resale	Grant Deed	\$180,000	\$60	
Sep 20, 2002	Resale	Grant Deed	\$130,000	\$44	\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Central School	Elementary	PK–12	0.6 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
---------------------------------------	--	--	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------