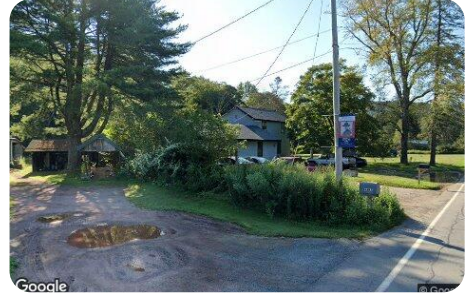


Single Family Residence **RESIDENTIAL**

310 ROCKLAND RD

ROSCOE, NY 12776

\$240,343 TopHap Estimate · \$160 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,506 ft²

LIVING AREA

1.25 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

VALUATION

\$240K

\$218K low

\$263K high

Est. Owner Equity

\$177,718

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$3,932 (2024)
Assessed Value	\$69,500
Previous Assessed	\$69,500
Assessor Market Value	\$194,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Sullivan
Lot (acres)	1.25
Heating	Hot Water
Pool	No

Porch · 136 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2021	Financing	Warranty Deed			
Feb 21, 2002	Financing	Grant Deed			\$63K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscoe Central School	Elementary	PK–12	1.7 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
-----------	-----------------------