

Single Family Residence

**RESIDENTIAL**

# 43 ROSS ST

AUBURN, NY 13021

**\$183,487** TopHap Estimate · \$167 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,100 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1904**

YEAR BUILT

**2**

STORIES

## Pre-foreclosure (NOS)

Auction scheduled for Jun 9, 2025.

## VALUATION

**\$183K**

\$174K low

\$193K high

|                   |                         |
|-------------------|-------------------------|
| Last Sale         | \$181,000 · May 5, 2026 |
| Est. Owner Equity | \$12,987                |
| Loan-to-Value     | 93%                     |

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,061 (2025) |
| Assessed Value        | \$125,100      |
| Previous Assessed     | \$125,100      |
| Assessor Market Value | \$166,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Traditional/Old                  |
| County        | CAYUGA                           |
| Lot (acres)   | 0.21                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | Above-Ground Pool                |

Porch · 420 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Apr 30, 2026 | Resale            | Warranty Deed | \$181,000 | \$165  | \$171K |
| Jul 9, 2025  | Non-arms-length   | Foreclosure   | \$82,134  | \$75   |        |
| May 6, 2016  | Resale            | Warranty Deed | \$89,000  | \$81   |        |
| Jul 17, 2012 | Resale            | Grant Deed    | \$34,000  | \$31   |        |
| May 9, 2011  | Recorded document | Grant Deed    |           |        |        |
| May 25, 2011 | Non-arms-length   | Trustees Deed | \$92,602  | \$84   |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Herman Avenue Elementary School | Elementary | KG–6   | 0.3 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>37,764</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|