

Single Family Residence **RESIDENTIAL**

48 RIVERVIEW PL

ROCHESTER, NY 14608

\$216,250 TopHap Estimate · \$327 / ft² · confidence 84 · as of Jul 14, 2026



2

BEDS

1

BATHS

661 ft²

LIVING AREA

2,880 ft²

LOT SIZE

1930

YEAR BUILT

2

STORIES

VALUATION

\$216K

\$181K low

\$251K high

Last Sale

\$195,000 · Jul 15, 2024

Est. Owner Equity

\$106,250

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$319 (2024)
Assessed Value	\$77,300
Previous Assessed	\$34,100
Assessor Market Value	\$77,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.07
Heating	Central
Cooling	Central

Porch · 143 ft²

CLIMATE RISK

39
FLOOD

11
WILDFIRE

57
HEAT

69
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2024	Resale	Warranty Deed	\$195,000	\$295	\$110K
May 26, 2021	Resale	Warranty Deed	\$31,750	\$48	\$57K
Dec 22, 2020	Quitclaim	Quit Claim Transfer	\$14,000	\$21	\$74K
Nov 27, 2019	Resale	One Of Committee, Strict Foreclosure, Sheriff, Or Redemption Deeds	\$9,100	\$14	
Nov 8, 2018	Foreclosure sale	Trustees Deed	\$7,800	\$12	
Jul 9, 2007	Quitclaim	Quit Claim Transfer	\$82,419	\$125	
May 2, 2007	Foreclosure sale	Trustees Deed	\$10,810	\$16	
Jan 30, 2006	Resale	Warranty Deed	\$15,000	\$23	\$15K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 19-Dr Charles T Lunsford	Elementary	PK-6	0.3 mi
Rochester Early College International High School	High	9-12	0.9 mi

District: Rochester 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 14608

170 CRIME INDEX	89 AIR POLLUTION	13,285 POPULATION	\$38K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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