

Single Family Residence **RESIDENTIAL**

## 279 RICHARD ST

ROCHESTER, NY 14607

**\$216,660** TopHap Estimate · \$118 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,829 ft<sup>2</sup>**

LIVING AREA

**3,049 ft<sup>2</sup>**

LOT SIZE

**1910**

YEAR BUILT

**3**

STORIES

### VALUATION

**\$217K**

\$184K low

\$249K high

Est. Owner Equity

**\$216,660**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,860 (2024) |
| Assessed Value        | \$198,600      |
| Previous Assessed     | \$198,600      |
| Assessor Market Value | \$198,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | Monroe                  |
| Lot (acres)   | 0.07                    |
| Heating       | Forced Air              |
| Fireplace     | Yes                     |
| Pool          | No                      |

Porch · 210 ft²

## CLIMATE RISK

20  
FLOOD

5  
WILDFIRE

57  
HEAT

71  
STORM

14  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| School 35-Pinnacle        | Elementary | PK–6   | 0.3 mi   |
| James Monroe Upper School | Middle     | 9–12   | 0.6 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 14607

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>168</div> <div>CRIME INDEX</div> | <div>85</div> <div>AIR POLLUTION</div> | <div>16,216</div> <div>POPULATION</div> | <div>\$55K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>51%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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