

Duplex (2 Units, Any Combination)

RESIDENTIAL

30 RIVERSIDE ST # 32

ROCHESTER, NY 14613



6

BEDS

3

BATHS

3,937 ft²

LIVING AREA

0.21 ac

LOT SIZE

1905

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

Last Sale

\$244,000 · Apr 5, 2021

TAX & ASSESSMENT

Property Tax	\$2,575 (2024)
Assessed Value	\$275,000
Previous Assessed	\$275,000
Assessor Market Value	\$275,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.21
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 406 ft²

CLIMATE RISK

1 FLOOD	3 WILDFIRE	58 HEAT	70 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 1, 2021	Resale	Warranty Deed	\$244,000	\$62	\$183K
Sep 18, 2017	Resale	Deed	\$142,500	\$36	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 7-Virgil Grissom	Elementary	PK–6	0.8 mi
School 58-World of Inquiry School	Middle	PK–12	2.6 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 14613

151 CRIME INDEX	86 AIR POLLUTION	15,821 POPULATION	\$37K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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