

Duplex (2 Units, Any Combination) **RESIDENTIAL**

28 RIVERSIDE ST
ROCHESTER, NY 14613



4
BEDS

4
BATHS

2,714 ft²
LIVING AREA

0.24 ac
LOT SIZE

1893
YEAR BUILT

3
STORIES

3
PARKING

VALUATION

Last Sale **\$100,000 · Aug 4, 2011**

TAX & ASSESSMENT

Property Tax	\$1,908 (2024)
Assessed Value	\$203,800
Previous Assessed	\$203,800
Assessor Market Value	\$203,800

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.24
Heating	Forced Air
Garage	Garage, Detached
Pool	No

Porch · 176 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	\$/FT²	LOAN
Jul 22, 2011	Resale	Warranty Deed	\$100,000	\$37	\$80K

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	Owner occupied
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