

Triplex (3 Units, Any Combination) RESIDENTIAL

26 RIVERSIDE ST
ROCHESTER, NY 14613



3

BEDS

4

BATHS

2,480 ft²

LIVING AREA

0.15 ac

LOT SIZE

1910

YEAR BUILT

3

STORIES

2

PARKING

TAX & ASSESSMENT

Property Tax	\$1,639 (2024)
Assessed Value	\$175,000
Previous Assessed	\$175,000
Assessor Market Value	\$175,000

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Traditional/Old
County	Monroe

Lot (acres)	0.15
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 132 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.

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