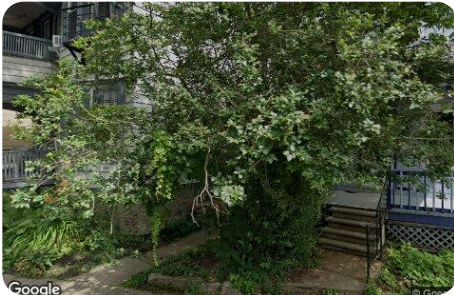


Triplex (3 Units, Any Combination)

RESIDENTIAL

254 RICHARD ST
ROCHESTER, NY 14607



8

BEDS

6

BATHS

2,525 ft²

LIVING AREA

3,280 ft²

LOT SIZE

1893

YEAR BUILT

3

STORIES

VALUATION

Last Sale

\$213,500 · Sep 11, 2020

TAX & ASSESSMENT

Property Tax	\$2,443 (2024)
Assessed Value	\$260,900
Previous Assessed	\$260,900
Assessor Market Value	\$260,900

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.07
Heating	Forced Air
Pool	No

Porch · 224 ft²

CLIMATE RISK

10 FLOOD	4 WILDFIRE	57 HEAT	71 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 16, 2020	Resale	Warranty Deed	\$213,500	\$85	\$206K
Jul 25, 2018	Resale	Grant Deed	\$169,900	\$67	
Feb 22, 2007	Quitclaim	Quit Claim Transfer			
Jun 26, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 35-Pinnacle	Elementary	PK–6	0.3 mi
James Monroe Upper School	Middle	9–12	0.5 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

168 CRIME INDEX	85 AIR POLLUTION	16,216 POPULATION	\$55K 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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