

Duplex (2 Units, Any Combination) RESIDENTIAL

280 RICHARD ST
ROCHESTER, NY 14607



4
BEDS

2
BATHS

1,306 ft²
LIVING AREA

2,916 ft²
LOT SIZE

1900
YEAR BUILT

3
STORIES

TAX & ASSESSMENT

Property Tax	\$1,124 (2024)
Assessed Value	\$120,000
Previous Assessed	\$120,000
Assessor Market Value	\$120,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe

Lot (acres)	0.07
Heating	Forced Air
Pool	No

Porch · 248 ft²

CLIMATE RISK

20
FLOOD

4
WILDFIRE

57
HEAT

71
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2025	Financing	Intrafamily Transfer			
Apr 25, 2008	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	Absentee owner
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