

Duplex (2 Units, Any Combination)

RESIDENTIAL

22 RIVERSIDE ST

ROCHESTER, NY 14613



5

BEDS

3

BATHS

2,480 ft²

LIVING AREA

0.15 ac

LOT SIZE

1905

YEAR BUILT

3

STORIES

1

PARKING

VALUATION

Last Sale

\$100,940 · Jul 1, 2016

TAX & ASSESSMENT

Property Tax	\$1,547 (2024)
Assessed Value	\$165,200
Previous Assessed	\$165,200
Assessor Market Value	\$165,200

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.15
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 248 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
Jun 24, 2016	Resale	Grant Deed	\$100,940	\$41	
Nov 27, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 7-Virgil Grissom	Elementary	PK–6	0.7 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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