

Duplex (2 Units, Any Combination)

RESIDENTIAL

8 RIVERBANK PL # 10

ROCHESTER, NY 14621

6

BEDS

2

BATHS

2,524 ft²

LIVING AREA

3,712 ft²

LOT SIZE

1910

YEAR BUILT

3

STORIES

1

PARKING

VALUATION

Last Sale

\$45,000 · Sep 3, 2020

TAX & ASSESSMENT

Property Tax	\$936 (2024)
Assessed Value	\$100,000
Previous Assessed	\$100,000
Assessor Market Value	\$100,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.09
Heating	Forced Air
Garage	Garage, Detached

Pool

No

Porch · 196 ft²

CLIMATE RISK

1

FLOOD

5

WILDFIRE

57

HEAT

69

STORM

14

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2020	Resale	Grant Deed	\$45,000	\$18	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 8-Roberto Clemente	Elementary	PK–6	0.1 mi
School 58-World of Inquiry School	High	PK–12	1.8 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 14621

147

CRIME INDEX

85

AIR POLLUTION

32,090

POPULATION

\$35K

MEDIAN IN-
COME

48°F

AVG TEMP

51%

SUNSHINE

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner