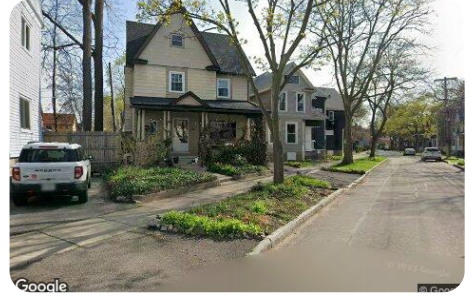
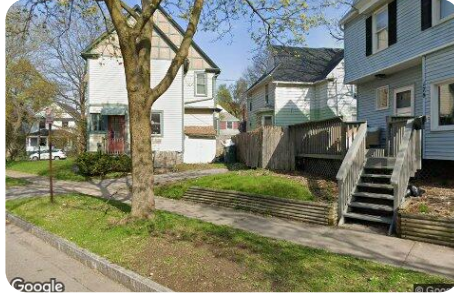


Single Family Residence **RESIDENTIAL**

178 RICHARD ST

ROCHESTER, NY 14607

\$183,090 TopHap Estimate · \$131 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,394 ft²

LIVING AREA

2,860 ft²

LOT SIZE

1900

YEAR BUILT

3

STORIES

VALUATION

\$183K

\$154K low

\$212K high

Last Sale

\$180,000 · Jan 27, 2025

Est. Owner Equity

\$12,090

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$1,303 (2024)
Assessed Value	\$139,200
Previous Assessed	\$139,200
Assessor Market Value	\$139,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.07
Heating	Forced Air
Pool	No

Porch · 120 ft²

CLIMATE RISK

56 FLOOD	0 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
Jan 27, 2025	Resale	Warranty Deed	\$180,000	\$129	\$171K
Jul 13, 2023	Resale	Warranty Deed	\$136,000	\$98	\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 35-Pinnacle	Elementary	PK–6	0.3 mi
James Monroe Upper School	Middle	9–12	0.4 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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