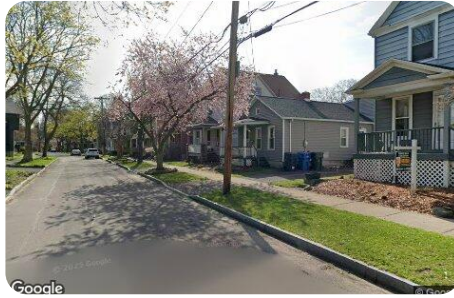


Single Family Residence **RESIDENTIAL**

173 RICHARD ST

ROCHESTER, NY 14607

\$176,945 TopHap Estimate · \$104 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,704 ft²

LIVING AREA

3,444 ft²

LOT SIZE

1883

YEAR BUILT

3

STORIES

VALUATION

\$177K

\$160K low

\$194K high

Last Sale

\$175,000 · Jun 10, 2025

Est. Owner Equity

\$7,195

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$898 (2024)
Assessed Value	\$191,800
Previous Assessed	\$191,800
Assessor Market Value	\$191,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.08
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 218 ft²

CLIMATE RISK

61
FLOOD

0
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 2, 2025	Resale	Warranty Deed	\$175,000	\$103	\$170K

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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