

Single Family Residence **RESIDENTIAL**

## 52 RIVERVIEW PL

ROCHESTER, NY 14608

**\$56,924** TopHap Estimate · \$90 / ft<sup>2</sup> · confidence 79 · as of Jul 14, 2026

**2**

BEDS

**1**

BATHS

**630 ft<sup>2</sup>**

LIVING AREA

**2,880 ft<sup>2</sup>**

LOT SIZE

**1930**

YEAR BUILT

**2**

STORIES

### VALUATION

**\$57K**

\$45K low

\$69K high

Est. Owner Equity

**\$56,924**

### TAX & ASSESSMENT

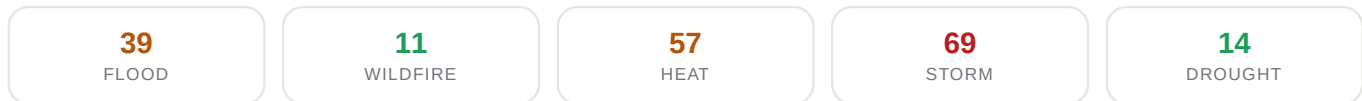
|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$319 (2024)</b> |
| Assessed Value        | <b>\$34,100</b>     |
| Previous Assessed     | <b>\$34,100</b>     |
| Assessor Market Value | <b>\$34,100</b>     |

## PROPERTY FACTS

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

Porch · 60 ft²

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE   | \$/FT² | LOAN |
|--------------|-----------|---------------------|---------|--------|------|
| Mar 10, 2004 | Quitclaim | Quit Claim Transfer | \$5,000 | \$8    |      |

## ASSIGNED SCHOOLS

| SCHOOL                                            | LEVEL      | GRADES | DISTANCE |
|---------------------------------------------------|------------|--------|----------|
| School 19-Dr Charles T Lunsford                   | Elementary | PK–6   | 0.3 mi   |
| Rochester Early College International High School | High       | 9–12   | 0.9 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 14608**

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>170</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>13,285</b><br>POPULATION | <b>\$38K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|