

Duplex (2 Units, Any Combination)

RESIDENTIAL

44 ROSEMOUNT ST

ROCHESTER, NY 14620



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2

BEDS

2

BATHS

1,640 ft²

LIVING AREA

0.11 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

Last Sale

\$130,000 · Feb 19, 2020

TAX & ASSESSMENT

Property Tax	\$2,000 (2025)
Assessed Value	\$222,900
Previous Assessed	\$222,900
Assessor Market Value	\$222,900

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	MONROE
Lot (acres)	0.11
Heating	Hot Water
Garage	Garage, Detached
Pool	No

Porch · 144 ft²

CLIMATE RISK

1 FLOOD	3 WILDFIRE	57 HEAT	69 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
Feb 12, 2020	Resale	Warranty Deed	\$130,000	\$79	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Anna Murray-Douglass Academy	Elementary	PK–6	1.1 mi
Rochester Early College International High School	High	9–12	1.9 mi

District: Rochester City School District



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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 14620

135 CRIME INDEX	83 AIR POLLUTION	23,804 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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