

Single Family Residence **RESIDENTIAL**

12 RIVERSIDE ST

ROCHESTER, NY 14613

\$197,959 TopHap Estimate · \$100 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,981 ft²

LIVING AREA

0.15 ac

LOT SIZE

1913

YEAR BUILT

3

STORIES

1

PARKING

VALUATION

\$198K

\$172K low

\$224K high

Last Sale

\$177,000 · Apr 17, 2023

Est. Owner Equity

\$29,809

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$1,510 (2024)
Assessed Value	\$161,300
Previous Assessed	\$161,300
Assessor Market Value	\$161,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.15
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached

Porch · 198 ft²

CLIMATE RISK

1
FLOOD

3
WILDFIRE

58
HEAT

70
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 4, 2023	Resale	Deed	\$177,000	\$89	\$168K
Dec 15, 2022	Non-arms-length	Warranty Deed	\$102,176	\$52	
Jun 28, 2007	Resale	Warranty Deed	\$92,000	\$46	\$89K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 7-Virgil Grissom	Elementary	PK–6	0.7 mi
School 58-World of Inquiry School	Middle	PK–12	2.6 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 14613

151 CRIME INDEX	86 AIR POLLUTION	15,821 POPULATION	\$37K 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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