

Single Family Residence **RESIDENTIAL**

12 RIVERVIEW PL

ROCHESTER, NY 14608

\$56,836 TopHap Estimate · \$86 / ft² · confidence 79 · as of Jul 14, 2026



2
BEDS

1
BATHS

661 ft²
LIVING AREA

2,880 ft²
LOT SIZE

1930
YEAR BUILT

2
STORIES

VALUATION

\$57K

\$45K low

\$69K high

Last Sale

\$105,000 · Dec 24, 2024

Est. Owner Equity

\$0

Loan-to-Value

985%

TAX & ASSESSMENT

Property Tax	\$310 (2024)
Assessed Value	\$33,100
Previous Assessed	\$33,100
Assessor Market Value	\$33,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.07
Heating	Forced Air

Porch · 54 ft²

CLIMATE RISK

1
FLOOD

7
WILDFIRE

57
HEAT

69
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 24, 2024	Resale	Warranty Deed	\$105,000	\$159	
Dec 7, 2012	Financing	Trustees Deed			\$8K
Apr 26, 2012	Resale	Grant Deed	\$80,000	\$121	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 19-Dr Charles T Lunsford	Elementary	PK–6	0.2 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

170 CRIME INDEX	89 AIR POLLUTION	13,285 POPULATION	\$38K 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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