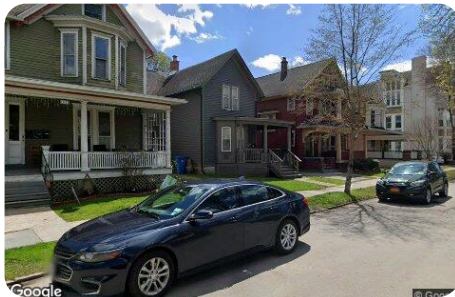
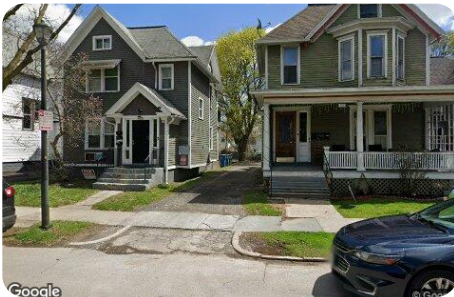


Triplex (3 Units, Any Combination)

RESIDENTIAL

28 ROWLEY ST  
ROCHESTER, NY 14607



4

BEDS

3

BATHS

2,184 ft<sup>2</sup>

LIVING AREA

3,096 ft<sup>2</sup>

LOT SIZE

1900

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$47,500 · Oct 21, 2016

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,463 (2024) |
| Assessed Value        | \$263,000      |
| Previous Assessed     | \$263,000      |
| Assessor Market Value | \$263,000      |

## PROPERTY FACTS

|               |                                    |
|---------------|------------------------------------|
| Property Type | Triplex (3 Units, Any Combination) |
| Style         | Traditional/Old                    |
| County        | Monroe                             |
| Lot (acres)   | 0.07                               |
| Heating       | Forced Air                         |

Porch · 45 ft²

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>0</b><br>WILDFIRE | <b>57</b><br>HEAT | <b>71</b><br>STORM | <b>14</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Oct 20, 2016 | Financing       | Warranty Deed       |           |        | \$143K |
| Oct 11, 2016 | Resale          | Grant Deed          | \$126,000 | \$58   |        |
| Aug 22, 2016 | Non-arms-length | Trustees Deed       | \$193,415 | \$89   |        |
| Dec 29, 2011 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Apr 7, 2006  | Quitclaim       | Quit Claim Transfer |           |        |        |
| Feb 24, 2006 | Quitclaim       | Quit Claim Transfer |           |        | \$140K |
| Jul 18, 2005 | Resale          | Warranty Deed       | \$115,000 | \$53   |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| James Monroe Upper School | Middle     | 9–12   | 0.3 mi   |
| School 23-Francis Parker  | Elementary | PK–6   | 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>168</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>16,216</b><br>POPULATION | <b>\$55K</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> |
|-----------|-----------------------|