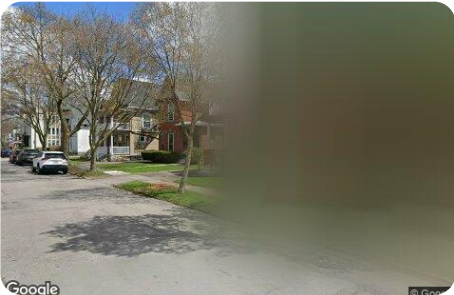


Duplex (2 Units, Any Combination) RESIDENTIAL

54 ROWLEY ST
ROCHESTER, NY 14607



5
BEDS

3
BATHS

2,290 ft²
LIVING AREA

0.14 ac
LOT SIZE

1915
YEAR BUILT

2
STORIES

VALUATION

Last Sale \$324,900 · Jun 14, 2023

TAX & ASSESSMENT

Property Tax	\$3,067 (2024)
Assessed Value	\$327,600
Previous Assessed	\$327,600
Assessor Market Value	\$327,600

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.14
Heating	Hot Water

Porch · 112 ft²

CLIMATE RISK

1 FLOOD	0 WILDFIRE	57 HEAT	71 STORM	14 DROUGHT
------------	---------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2023	Resale	Warranty Deed	\$324,900	\$142	\$244K
Jan 25, 2006	Resale	Warranty Deed	\$157,000	\$69	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Monroe Upper School	Middle	9–12	0.3 mi
School 23-Francis Parker	Elementary	PK–6	0.6 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 14607

168 CRIME INDEX	85 AIR POLLUTION	16,216 POPULATION	\$55K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------