

Duplex (2 Units, Any Combination)

RESIDENTIAL

269 RICHARD ST

ROCHESTER, NY 14607



5

BEDS

2

BATHS

2,352 ft²

LIVING AREA

2,923 ft²

LOT SIZE

1910

YEAR BUILT

3

STORIES

VALUATION

Last Sale

\$180,000 · Nov 16, 2021

TAX & ASSESSMENT

Property Tax	\$1,965 (2024)
Assessed Value	\$209,900
Previous Assessed	\$209,900
Assessor Market Value	\$209,900

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.07
Heating	Forced Air

Porch · 65 ft²

CLIMATE RISK

43 FLOOD	5 WILDFIRE	57 HEAT	71 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
Nov 9, 2021	Resale	Warranty Deed	\$180,000	\$77	
Jan 4, 2013	Resale	Warranty Deed	\$119,000	\$51	\$117K
Apr 24, 2007	Resale	Warranty Deed	\$103,000	\$44	\$82K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 35-Pinnacle	Elementary	PK–6	0.3 mi
James Monroe Upper School	Middle	9–12	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.

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 NEIGHBORHOOD · ZIP 14607

168 CRIME INDEX	85 AIR POLLUTION	16,216 POPULATION	\$55K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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