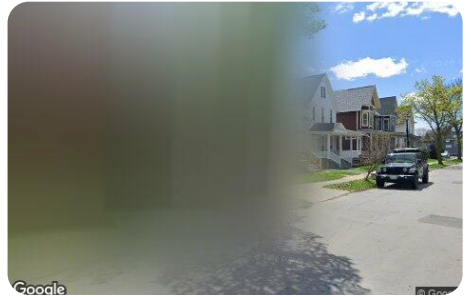


Triplex (3 Units, Any Combination)

RESIDENTIAL

52 ROWLEY ST

ROCHESTER, NY 14607



5

BEDS

4

BATHS

3,342 ft²

LIVING AREA

0.14 ac

LOT SIZE

1870

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

Last Sale

\$315,000 · Dec 23, 2020

TAX & ASSESSMENT

Property Tax	\$3,745 (2024)
Assessed Value	\$400,000
Previous Assessed	\$400,000
Assessor Market Value	\$400,000

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.14
Heating	Hot Water
Garage	Garage, Detached

Porch · 674 ft²

CLIMATE RISK

1 FLOOD	0 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
Apr 18, 2022	Quitclaim	Quit Claim Transfer			
Nov 18, 2020	Resale	Warranty Deed	\$315,000	\$94	\$252K
Jun 25, 2014	Resale	Warranty Deed	\$230,000	\$69	\$211K
Mar 30, 2007	Resale	Warranty Deed	\$161,000	\$48	\$129K

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

OWNERSHIP

Occupancy	Absentee owner
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