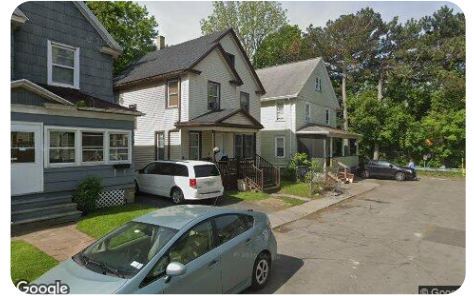


Single Family Residence **RESIDENTIAL**

3 RIVERBANK PL

ROCHESTER, NY 14621

\$60,262 TopHap Estimate · \$35 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,724 ft²

LIVING AREA

2,394 ft²

LOT SIZE

1925

YEAR BUILT

3

STORIES

VALUATION

\$60K

\$49K low

\$71K high

Last Sale

\$55,000 · Jul 23, 2025

Est. Owner Equity

\$5,262

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$538 (2024)
Assessed Value	\$57,500
Previous Assessed	\$57,500
Assessor Market Value	\$57,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.06
Heating	Forced Air

Porch · 150 ft²

CLIMATE RISK

51
FLOOD

5
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
Jul 23, 2025	Resale	Warranty Deed	\$55,000	\$32	\$55K
Sep 26, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 8-Roberto Clemente	Elementary	PK–6	0.1 mi
School 58-World of Inquiry School	High	PK–12	1.8 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 14621

147 CRIME INDEX	85 AIR POLLUTION	32,090 POPULATION	\$35K 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	Owner occupied
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