

Single Family Residence **RESIDENTIAL**

# 6 RIVERBANK PL

ROCHESTER, NY 14621

**\$59,806** TopHap Estimate · \$40 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**4**

BEDS

**1.5**

BATHS

**1,488 ft<sup>2</sup>**

LIVING AREA

**2,500 ft<sup>2</sup>**

LOT SIZE

**1925**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$60K**

\$51K low

\$68K high

Est. Owner Equity

**\$59,806**

## TAX & ASSESSMENT

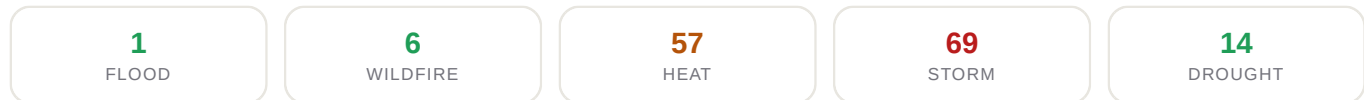
|                       |              |
|-----------------------|--------------|
| Property Tax          | \$586 (2025) |
| Assessed Value        | \$54,000     |
| Previous Assessed     | \$54,000     |
| Assessor Market Value | \$54,000     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Traditional/Old                  |
| County        | MONROE                           |
| Lot (acres)   | 0.06                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

Porch · 91 ft²

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|-------------|-----------|---------------------|-------|--------|------|
| Jan 2, 2019 | 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.

## NEIGHBORHOOD · ZIP 14621

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>147</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>32,090</b><br>POPULATION | <b>\$35K</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>Owner occupied</b> |
|-----------|-----------------------|