

Duplex (2 Units, Any Combination) RESIDENTIAL

21 ROWLEY ST  
ROCHESTER, NY 14607



3  
BEDS

2  
BATHS

2,602 ft<sup>2</sup>  
LIVING AREA

0.17 ac  
LOT SIZE

1900  
YEAR BUILT

3  
STORIES

VALUATION

Last Sale \$252,500 · Jul 26, 2013

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,297 (2024) |
| Assessed Value        | \$352,100      |
| Previous Assessed     | \$352,100      |
| Assessor Market Value | \$352,100      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Traditional/Old                   |
| County        | Monroe                            |
| Lot (acres)   | 0.17                              |
| Heating       | Forced Air                        |
| Fireplace     | Yes                               |

Porch · 1,109 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 0<br>WILDFIRE | 57<br>HEAT | 71<br>STORM | 14<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jul 25, 2013 | Resale | Warranty Deed | \$252,500 | \$97   | \$202K |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>168</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>16,216</b><br>POPULATION | <b>\$55K</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 | Owner occupied |
|-----------|----------------|