

Duplex (2 Units, Any Combination)

RESIDENTIAL

261 RICHARD ST

ROCHESTER, NY 14607



5

BEDS

2

BATHS

2,312 ft²

LIVING AREA

3,910 ft²

LOT SIZE

1900

YEAR BUILT

3

STORIES

VALUATION

Last Sale

\$100,500 · Oct 6, 2020

TAX & ASSESSMENT

Property Tax	\$2,113 (2024)
Assessed Value	\$225,700
Previous Assessed	\$225,700
Assessor Market Value	\$225,700

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.09
Heating	Forced Air

Porch · 84 ft²

CLIMATE RISK

11 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
Sep 23, 2020	Resale	Warranty Deed	\$100,500	\$43	
Sep 7, 2004	Resale	Warranty Deed	\$104,760	\$45	\$100K

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.

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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