

Triplex (3 Units, Any Combination)

RESIDENTIAL

20 ROWLEY ST

ROCHESTER, NY 14607



6

BEDS

4

BATHS

3,262 ft²

LIVING AREA

0.1 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$275,000 · Jul 31, 2023

TAX & ASSESSMENT

Property Tax	\$2,724 (2025)
Assessed Value	\$312,300
Previous Assessed	\$312,300
Assessor Market Value	\$312,300

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Traditional/Old
County	MONROE
Lot (acres)	0.10
Heating	Forced Air With Air Conditioning
Pool	No

Porch · 368 ft²

CLIMATE RISK

1 FLOOD	0 WILDFIRE	57 HEAT	71 STORM	14 DROUGHT
------------	---------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2024	Financing	Warranty Deed			
Jul 25, 2023	Resale	Administrators Deed	\$275,000	\$84	\$206K
Nov 16, 2005	Resale	Warranty Deed	\$209,000	\$64	\$199K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Monroe Upper School	Middle	9–12	0.4 mi
School 23-Francis Parker	Elementary	PK–6	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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------