

Triplex (3 Units, Any Combination)

RESIDENTIAL

74 RICHMOND ST

ROCHESTER, NY 14607



6

BEDS

4

BATHS

3,360 ft²

LIVING AREA

2,400 ft²

LOT SIZE

1900

YEAR BUILT

3

STORIES

VALUATION

Last Sale

\$370,000 · Mar 29, 2024

TAX & ASSESSMENT

Property Tax	\$3,511 (2024)
Assessed Value	\$375,000
Previous Assessed	\$375,000
Assessor Market Value	\$375,000

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.06
Heating	Forced Air

CLIMATE RISK

36 FLOOD	0 WILDFIRE	57 HEAT	70 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 20, 2024	Resale	Deed	\$370,000	\$110	
Feb 22, 2018	Financing	Loan Modification, Consolidation And Extension			\$614K
May 8, 2017	Resale	Warranty Deed	\$226,000	\$67	\$220K
Oct 23, 2006	Resale	Warranty Deed	\$157,500	\$47	\$126K
Jan 21, 2005	Quitclaim	Quit Claim Transfer			
Jan 20, 2004	Resale	Warranty Deed	\$141,000	\$42	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 58-World of Inquiry School	Elementary	PK–12	0.2 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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