

Duplex (2 Units, Any Combination)

RESIDENTIAL

49 ROWLEY ST

ROCHESTER, NY 14607



3

BEDS

3

BATHS

2,432 ft²

LIVING AREA

0.15 ac

LOT SIZE

1880

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

Last Sale	\$325,000 · Dec 24, 2024
-----------	--------------------------

TAX & ASSESSMENT

Property Tax	\$3,113 (2024)
Assessed Value	\$332,500
Previous Assessed	\$332,500
Assessor Market Value	\$332,500

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.15
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached

Porch · 268 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	\$/FT ²	LOAN
Dec 24, 2024	Resale	Warranty Deed	\$325,000	\$134	\$309K
Jun 29, 2018	Resale	Warranty Deed	\$245,000	\$101	\$196K
Jun 10, 2015	Resale	Warranty Deed	\$216,000	\$89	\$162K

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

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	Owner occupied
-----------	-----------------------