

Single Family Residence **RESIDENTIAL**

285 RICHARD ST

ROCHESTER, NY 14607

\$115,494 TopHap Estimate · \$71 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,632 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1890

YEAR BUILT

2

STORIES

VALUATION

\$115K

\$109K low

\$122K high

Last Sale

\$115,000 · Mar 24, 2026

Est. Owner Equity

\$115,494

TAX & ASSESSMENT

Property Tax	\$1,506 (2025)
Assessed Value	\$169,200
Previous Assessed	\$169,200
Assessor Market Value	\$169,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	MONROE
Lot (acres)	0.09
Heating	Forced Air With Air Conditioning
Pool	No

Porch · 156 ft²

CLIMATE RISK

20
FLOOD

5
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
Jan 3, 2026	Resale	Warranty Deed	\$115,000	\$70	
Jun 17, 2024	Quitclaim	Quit Claim Transfer			\$104K
Jul 29, 2010	Resale	Grant Deed	\$78,000	\$48	\$73K
May 5, 2010	Resale	Trustees Deed	\$52,505	\$32	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 35-Pinnacle	Elementary	PK–6	0.3 mi
James Monroe Upper School	Middle	9–12	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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