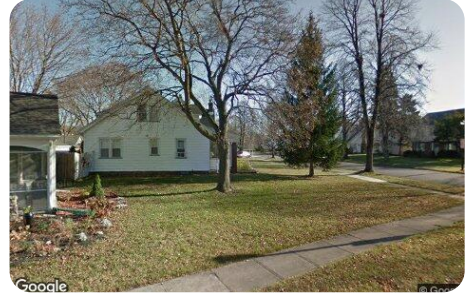


Single Family Residence **RESIDENTIAL**

80 RUTLEDGE DR

ROCHESTER, NY 14621

\$221,699 TopHap Estimate · \$209 / ft² · confidence 82 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,063 ft²
LIVING AREA

0.26 ac
LOT SIZE

1950
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$222K

\$181K low

\$262K high

Last Sale

\$210,000 · Jul 28, 2025

Est. Owner Equity

\$71,699

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$587 (2024)
Assessed Value	\$125,400
Previous Assessed	\$125,400
Assessor Market Value	\$125,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Monroe
Lot (acres)	0.26
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 180 ft²

CLIMATE RISK

1 FLOOD	4 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
Jun 27, 2025	Resale	Warranty Deed	\$210,000	\$198	\$150K
May 27, 2015	Quitclaim	Quit Claim Transfer			
Sep 12, 2013	Resale	Warranty Deed	\$52,000	\$49	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 50-Helen Barrett Montgomery	Elementary	PK–6	0.3 mi
School 58-World of Inquiry School	High	PK–12	2.6 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.

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 NEIGHBORHOOD · ZIP 14621

147 CRIME INDEX	85 AIR POLLUTION	32,090 POPULATION	\$35K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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