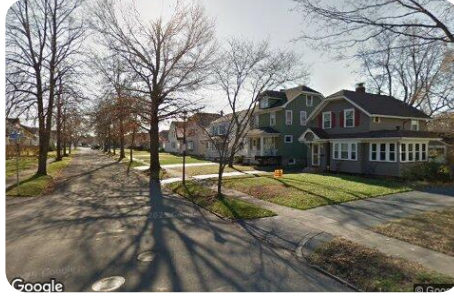
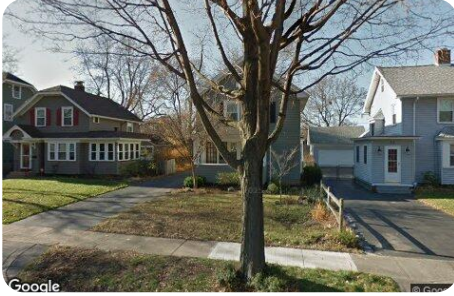


Single Family Residence **RESIDENTIAL**

71 RUTLEDGE DR

ROCHESTER, NY 14621

\$181,922 TopHap Estimate · \$156 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,164 ft²

LIVING AREA

0.12 ac

LOT SIZE

1920

YEAR BUILT

3

STORIES

1

PARKING

VALUATION

\$182K

\$168K low

\$196K high

Last Sale

\$100,000 · Nov 22, 2017

Est. Owner Equity

\$86,922

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$1,254 (2024)
Assessed Value	\$133,900
Previous Assessed	\$133,900
Assessor Market Value	\$133,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.12
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 105 ft²

CLIMATE RISK

1 FLOOD	4 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
Oct 26, 2017	Resale	Deed	\$100,000	\$86	\$97K

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.

| NEIGHBORHOOD · ZIP 14621

147 CRIME INDEX	85 AIR POLLUTION	32,090 POPULATION	\$35K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------