

Duplex (2 Units, Any Combination) **RESIDENTIAL**

23 RUTLEDGE DR

ROCHESTER, NY 14621



3

BEDS

2

BATHS

1,482 ft²

LIVING AREA

0.13 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

1

PARKING

TAX & ASSESSMENT

Property Tax	\$1,252 (2024)
Assessed Value	\$133,700
Previous Assessed	\$133,700
Assessor Market Value	\$133,700

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe

Lot (acres)	0.13
Heating	Forced Air
Garage	Garage, Detached

Porch · 160 ft²

CLIMATE RISK

1
FLOOD

3
WILDFIRE

57
HEAT

71
STORM

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 50-Helen Barrett Montgomery	Elementary	PK–6	0.2 mi
School 58-World of Inquiry School	High	PK–12	2.5 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
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