

Single Family Residence

RESIDENTIAL

45 ROTZEL RD

RUSH, NY 14543

\$277,084 TopHap Estimate · \$161 / ft² · confidence 78 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,721 ft²

LIVING AREA

3.74 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$277K

\$215K low

\$339K high

Est. Owner Equity

\$117,084

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$7,307 (2025)
Assessed Value	\$371,600
Previous Assessed	\$303,800
Assessor Market Value	\$371,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MONROE
Lot (acres)	3.74
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 280 ft²

CLIMATE RISK

1 FLOOD	10 WILDFIRE	56 HEAT	73 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
Apr 18, 2025	Quitclaim	Quit Claim Transfer			
Apr 18, 2025	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leary Elementary School	Elementary	KG–3	3.9 mi
Burger Junior High School	Middle	7–9	4.7 mi
Rush-Henrietta Senior High School	High	10–12	7.5 mi

District: Rush-Henrietta Central 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 14543

34 CRIME INDEX	93 AIR POLLUTION	3,576 POPULATION	\$118K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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