

Triplex (3 Units, Any Combination)

RESIDENTIAL

71 RUTGERS ST
ROCHESTER, NY 14607



4

BEDS

3

BATHS

2,785 ft²

LIVING AREA

0.15 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

Last Sale

\$510,000 · Oct 17, 2023

TAX & ASSESSMENT

Property Tax	\$4,410 (2025)
Assessed Value	\$510,200
Previous Assessed	\$510,200
Assessor Market Value	\$510,200

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Traditional/Old
County	MONROE
Lot (acres)	0.15
Heating	Hot Water
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 291 ft²

CLIMATE RISK

1 FLOOD	0 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	\$/FT ²	LOAN
Apr 13, 2026	Financing	Mortgage			\$405K
Oct 16, 2023	Resale	Warranty Deed	\$510,000	\$183	\$383K
Mar 14, 2023	Quitclaim	Quit Claim Transfer			
Aug 24, 2015	Resale	Correction Deed	\$170,000	\$61	
Jun 9, 2016	Quitclaim	Quit Claim Transfer			
Sep 2, 2015	Recorded document	Warranty Deed			
Aug 24, 2015	Resale	Grant Deed	\$170,000	\$61	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 23-Francis Parker	Elementary	PK–6	0.2 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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