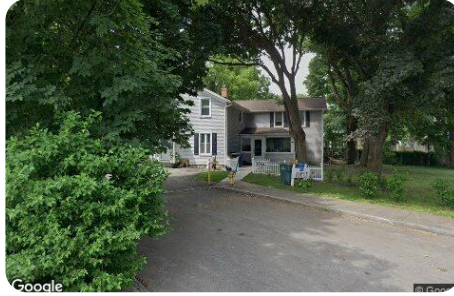


Single Family Residence **RESIDENTIAL**

347 RUTGERS ST

ROCHESTER, NY 14607

\$226,349 TopHap Estimate · \$133 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,706 ft²

LIVING AREA

0.28 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$226K

\$193K low

\$260K high

Last Sale

\$72,000 · Feb 22, 2007

Est. Owner Equity

\$114,349

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$1,801 (2024)
Assessed Value	\$192,300
Previous Assessed	\$192,300
Assessor Market Value	\$192,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.28
Heating	Forced Air
Garage	Garage, Detached

Porch · 112 ft²

CLIMATE RISK

10
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 5, 2015	Recorded document	Warranty Deed			
Feb 19, 2007	Resale	Warranty Deed	\$72,000	\$42	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 35-Pinnacle	Elementary	PK–6	0.3 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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