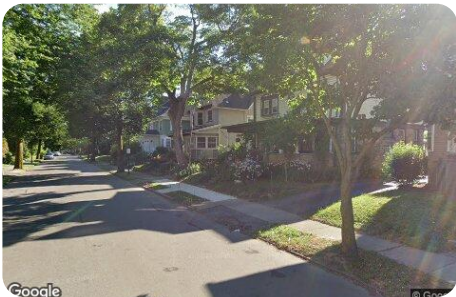


Apartments (Generic) RESIDENTIAL

83 RUTGERS ST  
ROCHESTER, NY 14607



3,327 ft<sup>2</sup>  
LIVING AREA

0.15 ac  
LOT SIZE

1900  
YEAR BUILT

2  
STORIES

VALUATION

Last Sale \$308,000 · Jan 28, 2014

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,160 (2024) |
| Assessed Value        | \$337,500      |
| Previous Assessed     | \$337,500      |
| Assessor Market Value | \$337,500      |

## PROPERTY FACTS

|               |                      |
|---------------|----------------------|
| Property Type | Apartments (Generic) |
| County        | Monroe               |
| Lot (acres)   | 0.15                 |
| Heating       | None                 |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 0<br>WILDFIRE | 57<br>HEAT | 71<br>STORM | 14<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jan 27, 2014 | Resale | Warranty Deed | \$308,000 | \$93               | \$200K |
| Dec 21, 2006 | Resale | Warranty Deed | \$255,000 | \$77               | \$210K |
| Nov 10, 2005 | Resale | Warranty Deed | \$40,846  | \$12               | \$212K |
| Jun 23, 2003 | Resale | Warranty Deed | \$225,000 | \$68               | \$215K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| School 23-Francis Parker  | 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>168</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>16,216</b><br>POPULATION | <b>\$55K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|