

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

**64 RUTGERS ST**  
ROCHESTER, NY 14607



**4**  
BEDS

**2**  
BATHS

**3,384 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**1910**  
YEAR BUILT

**3**  
STORIES

**3**  
PARKING

**VALUATION**

Last Sale **\$177,000 · Jan 20, 2004**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,847 (2024)</b> |
| Assessed Value        | <b>\$410,900</b>      |
| Previous Assessed     | <b>\$410,900</b>      |
| Assessor Market Value | <b>\$410,900</b>      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Traditional/Old                   |
| County        | Monroe                            |
| Lot (acres)   | 0.17                              |
| Heating       | Central                           |
| Cooling       | Central                           |
| Garage        | Garage, Detached                  |

Porch · 180 ft²

## 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     | \$/FT² | LOAN |
|--------------|-----------|----------------------|-----------|--------|------|
| Feb 3, 2025  | Financing | Intrafamily Transfer |           |        |      |
| Jan 15, 2004 | Resale    | Warranty Deed        | \$177,000 | \$52   |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| School 23-Francis Parker  | Elementary | PK–6   | 0.2 mi   |
| James Monroe Upper School | Middle     | 9–12   | 0.7 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>Owner occupied</b> |
|-----------|-----------------------|