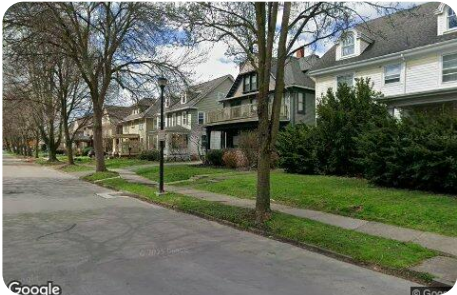


Triplex (3 Units, Any Combination) RESIDENTIAL

185 RUTGERS ST
ROCHESTER, NY 14607



5
BEDS

3
BATHS

3,997 ft²
LIVING AREA

0.29 ac
LOT SIZE

1907
YEAR BUILT

3
STORIES

2
PARKING

TAX & ASSESSMENT

Property Tax	\$5,093 (2024)
Assessed Value	\$543,900
Previous Assessed	\$543,900
Assessor Market Value	\$543,900

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Traditional/Old
County	Monroe

Lot (acres)	0.29
Heating	Hot Water
Garage	Garage, Detached

Porch · 430 ft²

CLIMATE RISK

35
FLOOD

0
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
Jun 28, 2004	Resale	Warranty Deed	\$255,000	\$64	\$204K

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

168
CRIME INDEX

85
AIR POLLUTION

16,216
POPULATION

\$55K
MEDIAN IN-
COME

48°F
AVG TEMP

51%
SUNSHINE

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

OWNERSHIP

Occupancy

Absentee owner