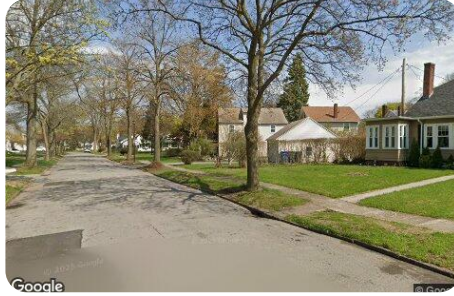


Single Family Residence **RESIDENTIAL**

40 RUTLEDGE DR

ROCHESTER, NY 14621

\$206,756 TopHap Estimate · \$186 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,114 ft²

LIVING AREA

0.25 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

VALUATION

\$207K

\$195K low

\$218K high

Last Sale

\$89,000 · Sep 8, 2015

Est. Owner Equity

\$88,485

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$1,091 (2024)
Assessed Value	\$116,500
Previous Assessed	\$116,500
Assessor Market Value	\$116,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Monroe
Lot (acres)	0.25
Heating	Central
Cooling	Central
Fireplace	Yes

Porch · 24 ft²

CLIMATE RISK

1 FLOOD	4 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	\$/FT²	LOAN
Sep 3, 2015	Resale	Warranty Deed	\$89,000	\$80	\$88K
Sep 22, 2009	Resale	Warranty Deed	\$73,500	\$66	\$66K
Jan 10, 2007	Resale	Grant Deed	\$41,500	\$37	\$27K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 50-Helen Barrett Montgomery	Elementary	PK–6	0.2 mi
School 58-World of Inquiry School	High	PK–12	2.5 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.

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 NEIGHBORHOOD · ZIP 14621

147 CRIME INDEX	85 AIR POLLUTION	32,090 POPULATION	\$35K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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