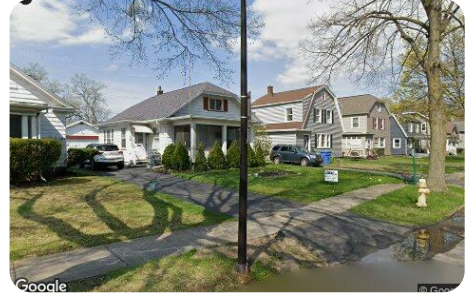


Single Family Residence **RESIDENTIAL**

## 29 RUTLEDGE DR

ROCHESTER, NY 14621

**\$195,136** TopHap Estimate · \$132 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,482 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1920**

YEAR BUILT

**1**

STORIES

**1**

PARKING

### VALUATION

**\$195K**

\$180K low

\$210K high

Last Sale

**\$49,500 · Jan 13, 2003**

Est. Owner Equity

**\$139,636**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,374 (2025) |
| Assessed Value        | \$155,600      |
| Previous Assessed     | \$155,600      |
| Assessor Market Value | \$155,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | MONROE                  |
| Lot (acres)   | 0.13                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Porch · 152 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 4<br>WILDFIRE | 57<br>HEAT | 71<br>STORM | 14<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## 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.

NEIGHBORHOOD · ZIP 14621

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>147</div> <div>CRIME INDEX</div> | <div>85</div> <div>AIR POLLUTION</div> | <div>32,090</div> <div>POPULATION</div> | <div>\$35K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>51%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|