

Single Family Residence **RESIDENTIAL**

# 35 RUTLEDGE DR

ROCHESTER, NY 14621

**\$196,718** TopHap Estimate · \$133 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

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

LIVING AREA

**0.13 ac**

LOT SIZE

**1929**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$197K**

**\$179K low**

**\$215K high**

Last Sale

**\$131,000 · Oct 15, 2021**

Est. Owner Equity

**\$69,648**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,498 (2024) |
| Assessed Value        | \$160,000      |
| Previous Assessed     | \$160,000      |
| Assessor Market Value | \$160,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | Monroe                  |
| Lot (acres)   | 0.13                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Detached        |

Porch · 249 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.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED           | PRICE     | \$/FT² | LOAN   |
|-------------|--------|----------------|-----------|--------|--------|
| Oct 7, 2021 | Resale | Executors Deed | \$131,000 | \$88   | \$127K |

## 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 |
|-----------|----------------|