

Single Family Residence **RESIDENTIAL**

47 RUTLEDGE DR

ROCHESTER, NY 14621

\$173,772 TopHap Estimate · \$151 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,152 ft²

LIVING AREA

0.12 ac

LOT SIZE

1920

YEAR BUILT

3

STORIES

VALUATION

\$174K

\$161K low

\$186K high

Est. Owner Equity

\$125,072

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$1,226 (2024)
Assessed Value	\$130,900
Previous Assessed	\$130,900
Assessor Market Value	\$130,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.12
Heating	Central
Cooling	Central

Porch · 91 ft²

CLIMATE RISK

1
FLOOD

4
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
Mar 1, 2004	Resale	Warranty Deed	\$51,300	\$45	\$49K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 50-Helen Barrett Montgomery	Elementary	PK–6	0.3 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

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.

OWNERSHIP

Occupancy	Absentee owner
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