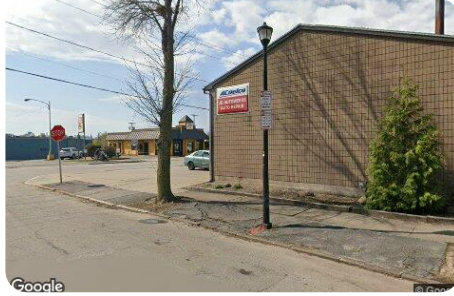
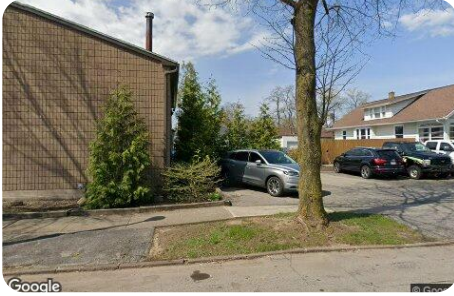


Single Family Residence **RESIDENTIAL**

9 RUTLEDGE DR

ROCHESTER, NY 14621

\$96,258 TopHap Estimate · \$201 / ft² · confidence 59 · as of Jul 14, 2026



1

BEDS

1

BATHS

480 ft²

LIVING AREA

0.13 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

VALUATION

\$96K

\$57K low

\$136K high

Last Sale

\$60,000 · Jul 30, 2003

Est. Owner Equity

\$96,258

TAX & ASSESSMENT

Property Tax	\$467 (2025)
Assessed Value	\$55,300
Previous Assessed	\$55,300
Assessor Market Value	\$55,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	MONROE
Lot (acres)	0.13
Heating	Forced Air With Air Conditioning
Pool	No

Porch · 63 ft²

CLIMATE RISK

1 FLOOD	3 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
May 25, 2025	Quitclaim	Quit Claim Transfer			
Apr 26, 2005	Resale	Warranty Deed	\$162,500	\$339	\$122K

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

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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