

Single Family Residence **RESIDENTIAL**

140 RUTLEDGE DR

ROCHESTER, NY 14621

\$302,619 TopHap Estimate · \$170 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,776 ft²

LIVING AREA

0.54 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$303K

\$261K low

\$344K high

Last Sale

\$300,000 · May 5, 2026

Est. Owner Equity

\$36,619

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$1,897 (2025)
Assessed Value	\$215,500
Previous Assessed	\$215,500
Assessor Market Value	\$215,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONROE
Lot (acres)	0.54
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	8 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	\$/FT ²	LOAN
Apr 29, 2026	Resale	Warranty Deed	\$300,000	\$169	\$266K
Aug 14, 2021	Financing	Intrafamily Transfer			\$99K
Jul 13, 2018	Resale	Warranty Deed	\$129,900	\$73	\$104K
May 31, 2016	Resale	Warranty Deed	\$114,900	\$65	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 50-Helen Barrett Montgomery	Elementary	PK–6	0.4 mi
School 58-World of Inquiry School	High	PK–12	2.7 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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