

Triplex (3 Units, Any Combination)

RESIDENTIAL

56 RUTGERS ST

ROCHESTER, NY 14607

7

BEDS

5

BATHS

4,270 ft²

LIVING AREA

0.17 ac

LOT SIZE

1880

YEAR BUILT

3

STORIES

VALUATION

Last Sale

\$360,000 · Jul 21, 2020

TAX & ASSESSMENT

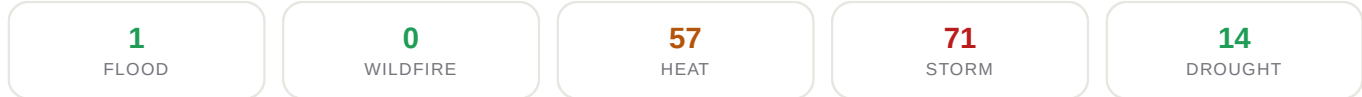
Property Tax	\$4,920 (2024)
Assessed Value	\$525,500
Previous Assessed	\$525,500
Assessor Market Value	\$525,500

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.17
Heating	Hot Water
Fireplace	Yes

Porch · 492 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 17, 2020	Resale	Warranty Deed	\$360,000	\$84	
Oct 15, 2010	Resale	Warranty Deed	\$267,500	\$63	\$273K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
School 23-Francis Parker	Elementary	PK–6	0.2 mi
James Monroe Upper School	Middle	9–12	0.7 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 14607



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

OWNERSHIP

Occupancy

Absentee owner