

Residential - Vacant Land

RESIDENTIAL

88 ROBERT MICHAELS RUN

PENFIELD, NY 14526

\$625,723 TopHap Estimate · confidence 85 · as of Jun 23, 2026

0.37 ac

LOT SIZE

VALUATION

\$626K

\$532K low

\$720K high

Last Sale

\$636,350 · Dec 26, 2024

Est. Owner Equity

\$39,373

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax

\$1,985 (2024)

Assessed Value

\$64,500

Previous Assessed

\$64,500

Assessor Market Value

\$74,100

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Monroe
Lot (acres)	0.37

CLIMATE RISK

1 FLOOD	17 WILDFIRE	58 HEAT	76 STORM	29 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
Dec 26, 2024	Resale	Deed	\$636,350		\$586K
Aug 9, 2024	Resale	Warranty Deed	\$90,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Scribner Road Elementary School	Elementary	KG–5	2.6 mi
Bay Trail Middle School	Middle	6–8	2.6 mi
Penfield Senior High School	High	9–12	3.2 mi

District: Penfield Central 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 14526

46 CRIME INDEX	90 AIR POLLUTION	20,731 POPULATION	\$107K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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