

Single Family Residence **RESIDENTIAL**

16 PIPING ROCK RUN

FAIRPORT, NY 14450

\$729,103 TopHap Estimate · \$250 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,913 ft²

LIVING AREA

0.51 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$729K

\$673K low

\$785K high

Last Sale

\$307,500 · Apr 1, 2005

Est. Owner Equity

\$607,842

Loan-to-Value

18%

TAX & ASSESSMENT

Assessed Value	\$339,900
Previous Assessed	\$339,900
Assessor Market Value	\$548,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Monroe
Lot (acres)	0.51
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

Porch · 436 ft²

CLIMATE RISK

1
FLOOD

20
WILDFIRE

59
HEAT

71
STORM

29
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2004	Resale	Warranty Deed	\$307,500	\$106	
Apr 1, 2005	Resale	Warranty Deed	\$307,500	\$106	\$246K

NEIGHBORHOOD · ZIP 14450

57
CRIME INDEX

87
AIR POLLUTION

41,992
POPULATION

\$104K
MEDIAN IN-
COME

48°F
AVG TEMP

51%
SUNSHINE

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

OWNERSHIP

Occupancy	Owner occupied
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