

Single Family Residence

RESIDENTIAL

14 PIPING ROCK RUN

FAIRPORT, NY 14450

\$573,934 TopHap Estimate · \$233 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,464 ft²

LIVING AREA

0.35 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$574K

\$542K low

\$606K high

Last Sale

\$262,000 · Nov 25, 2014

Est. Owner Equity

\$508,934

Loan-to-Value

12%

TAX & ASSESSMENT

Assessed Value	\$280,700
Previous Assessed	\$280,700
Assessor Market Value	\$452,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Monroe
Lot (acres)	0.35
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 44 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
Nov 21, 2014	Resale	Bargain And Sale Deed	\$262,000	\$106	
Oct 11, 2013	Non-arms-length	Trustees Deed	\$234,000	\$95	
Feb 10, 2004	Resale	Warranty Deed	\$247,000	\$100	\$235K

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

Absentee owner