

Single Family Residence

RESIDENTIAL

12 PIPING ROCK RUN

FAIRPORT, NY 14450

\$656,595 TopHap Estimate · \$264 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,491 ft²

LIVING AREA

0.36 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$657K

\$625K low

\$688K high

Last Sale

\$327,000 · Sep 12, 2016

Est. Owner Equity

\$225,795

Loan-to-Value

67%

TAX & ASSESSMENT

Assessed Value	\$325,400
Previous Assessed	\$325,400
Assessor Market Value	\$524,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Monroe
Lot (acres)	0.36
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

CLIMATE RISK

1 FLOOD	20 WILDFIRE	59 HEAT	71 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
Sep 9, 2016	Resale	Warranty Deed	\$327,000	\$131	
Jul 23, 2004	Non-arms-length	Warranty Deed	\$304,000	\$122	\$243K
Nov 7, 2001	Non-arms-length	Warranty Deed	\$267,500	\$107	\$238K

NEIGHBORHOOD · ZIP 14450

57 CRIME INDEX	87 AIR POLLUTION	41,992 POPULATION	\$104K 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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