

Single Family Residence

RESIDENTIAL

3 PIPING ROCK RUN

FAIRPORT, NY 14450

\$618,192 TopHap Estimate · \$281 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,197 ft²

LIVING AREA

0.56 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$618K

\$583K low

\$653K high

Last Sale

\$427,400 · Aug 20, 2021

Est. Owner Equity

\$276,292

Loan-to-Value

58%

TAX & ASSESSMENT

Assessed Value	\$299,800
Previous Assessed	\$299,800
Assessor Market Value	\$483,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Monroe
Lot (acres)	0.56
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

Patio · 225 ft²

Porch · 668 ft²

CLIMATE RISK

1
FLOOD

19
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
Aug 2, 2021	Resale	Warranty Deed	\$427,400	\$195	\$342K
Oct 21, 2020	Resale	Warranty Deed	\$349,500	\$159	\$338K
Aug 14, 2009	Resale	Warranty Deed	\$274,950	\$125	\$270K
Nov 26, 2001	Non-arms-length	Warranty Deed	\$240,000	\$109	\$192K

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