

Single Family Residence **RESIDENTIAL**

2 PIPING ROCK RUN

FAIRPORT, NY 14450

\$750,775 TopHap Estimate · \$294 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,552 ft²

LIVING AREA

0.79 ac

LOT SIZE

2009

YEAR BUILT

2

STORIES

5

PARKING

VALUATION

\$751K

\$728K low

\$774K high

Last Sale

\$447,500 · Oct 16, 2020

Est. Owner Equity

\$458,775

Loan-to-Value

40%

TAX & ASSESSMENT

Assessed Value	\$417,000
Previous Assessed	\$417,000
Assessor Market Value	\$672,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Monroe
Lot (acres)	0.79
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

Porch · 1,028 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
Oct 9, 2020	Resale	Warranty Deed	\$447,500	\$175	\$358K
Sep 16, 2009	Resale	Warranty Deed	\$488,516	\$191	\$389K

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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