

Single Family Residence **RESIDENTIAL**

9 PIPING ROCK RUN

FAIRPORT, NY 14450

\$610,369 TopHap Estimate · \$242 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,518 ft²

LIVING AREA

0.72 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$610K

\$580K low

\$641K high

Last Sale

\$264,700 · Aug 26, 2001

Est. Owner Equity

\$138,769

Loan-to-Value

82%

TAX & ASSESSMENT

Assessed Value	\$316,200
Previous Assessed	\$316,200
Assessor Market Value	\$510,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Monroe
Lot (acres)	0.72
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

Porch · 450 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 3, 2001	Non-arms-length	Warranty Deed	\$265,000	\$105	\$212K

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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