

Single Family Residence

RESIDENTIAL

15 PIPING ROCK RUN

FAIRPORT, NY 14450

\$506,496 TopHap Estimate · \$213 / ft² · confidence 74 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,376 ft²

LIVING AREA

0.37 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$506K

\$373K low

\$640K high

Est. Owner Equity

\$277,896

Loan-to-Value

46%

TAX & ASSESSMENT

Assessed Value	\$294,500
Previous Assessed	\$294,500
Assessor Market Value	\$475,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Monroe
Lot (acres)	0.37
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

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	\$/FT ²	LOAN
May 20, 2025	Financing	Intrafamily Transfer			

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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