

Single Family Residence

RESIDENTIAL

17 PIPING ROCK RUN

FAIRPORT, NY 14450

\$674,771 TopHap Estimate · \$261 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,584 ft²

LIVING AREA

0.43 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$675K

\$640K low

\$709K high

Last Sale

\$600,000 · Jun 27, 2022

Est. Owner Equity

\$289,771

Loan-to-Value

59%

TAX & ASSESSMENT

Assessed Value	\$311,600
Previous Assessed	\$311,600
Assessor Market Value	\$502,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Monroe
Lot (acres)	0.43
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 440 ft²

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	\$/FT²	LOAN
Jun 2, 2022	Resale	Warranty Deed	\$600,000	\$232	\$385K
Jul 30, 2001	Non-arms-length	Warranty Deed	\$278,000	\$108	\$200K

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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