

Single Family Residence **RESIDENTIAL**

# 849 ROLINS RUN

WEBSTER, NY 14580

**\$562,760** TopHap Estimate · \$220 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**2,560 ft<sup>2</sup>**  
LIVING AREA

**0.46 ac**  
LOT SIZE

**2001**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$563K**

\$551K low

\$574K high

Est. Owner Equity

**\$376,760**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$278,700 |
| Previous Assessed     | \$278,700 |
| Assessor Market Value | \$536,000 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | Monroe                  |
| Lot (acres)   | 0.46                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 235 ft²

## CLIMATE RISK

**10**  
FLOOD

**14**  
WILDFIRE

**58**  
HEAT

**75**  
STORM

**29**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Klem North Elementary School | Elementary | PK–5   | 0.8 mi   |
| Webster Thomas High School   | High       | 9–12   | 1.0 mi   |
| Willink Middle School        | Middle     | 6–8    | 1.1 mi   |

District: Webster Central School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 14580

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>63</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>53,640</b><br>POPULATION | <b>\$98K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|