

Townhouse

RESIDENTIAL

403 RIVERS RUN

ROCHESTER, NY 14623

\$286,663 TopHap Estimate · \$185 / ft² · confidence 94 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,551 ft²

LIVING AREA

2,114 ft²

LOT SIZE

2006

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$287K

\$271K low

\$303K high

Last Sale

\$157,500 · Dec 1, 2016

Est. Owner Equity

\$286,663

TAX & ASSESSMENT

Property Tax

\$5,000 (2024)

Assessed Value

\$188,900

Previous Assessed

\$188,900

Assessor Market Value

\$205,300

PROPERTY FACTS

Property Type	Townhouse
County	Monroe
Lot (acres)	0.05
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 104 ft²

Porch · 98 ft²

CLIMATE RISK

1 FLOOD	12 WILDFIRE	56 HEAT	68 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2016	Resale	Warranty Deed	\$157,500	\$102	
Sep 18, 2012	Resale	Warranty Deed	\$187,900	\$121	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Burger Junior High School	Middle	7–9	2.1 mi
Fyle Elementary School	Elementary	KG–3	2.2 mi
Rush-Henrietta Senior High School	High	10–12	4.5 mi

District: Rush-Henrietta 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 14623

86 CRIME INDEX	85 AIR POLLUTION	26,860 POPULATION	\$59K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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