

Townhouse **RESIDENTIAL**

404 RIVERS RUN

ROCHESTER, NY 14623

\$316,538 TopHap Estimate · \$201 / ft² · confidence 95 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,575 ft²
LIVING AREA

2,141 ft²
LOT SIZE

2006
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$317K

\$300K low

\$333K high

Last Sale

\$225,000 · Aug 16, 2016

Est. Owner Equity

\$316,538

TAX & ASSESSMENT

Property Tax	\$6,590 (2024)
Assessed Value	\$249,800
Previous Assessed	\$249,800
Assessor Market Value	\$271,500

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 · 200 ft²

Porch · 60 ft²

CLIMATE RISK

39 FLOOD	13 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
Aug 9, 2016	Resale	Warranty Deed	\$225,000	\$143	
Feb 8, 2008	Resale	Warranty Deed	\$225,093	\$143	

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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