

Townhouse **RESIDENTIAL**

603 RIVERS RUN

ROCHESTER, NY 14623

\$286,084 TopHap Estimate · \$178 / ft² · confidence 95 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,607 ft²
LIVING AREA

2,068 ft²
LOT SIZE

2006
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$286K

\$271K low

\$301K high

Last Sale

\$167,800 · Dec 14, 2018

Est. Owner Equity

\$151,844

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax

\$4,984 (2024)

Assessed Value

\$188,300

Previous Assessed

\$188,300

Assessor Market Value

\$204,700

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

25 FLOOD	12 WILDFIRE	56 HEAT	68 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 14, 2018	Resale	Warranty Deed	\$167,800	\$104	\$134K
Mar 16, 2017	Resale	Grant Deed	\$145,000	\$90	\$123K
Apr 12, 2013	Resale	Warranty Deed	\$194,900	\$121	\$107K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Burger Junior High School	Middle	7–9	2.2 mi
Fyle Elementary School	Elementary	KG–3	2.2 mi
Rush-Henrietta Senior High School	High	10–12	4.6 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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