

Townhouse **RESIDENTIAL**

604 RIVERS RUN

ROCHESTER, NY 14623

\$336,371 TopHap Estimate · \$172 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,950 ft²

LIVING AREA

2,140 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$336K

\$321K low

\$352K high

Last Sale

\$178,000 · Aug 17, 2011

Est. Owner Equity

\$336,371

TAX & ASSESSMENT

Property Tax	\$6,407 (2024)
Assessed Value	\$242,800
Previous Assessed	\$242,800
Assessor Market Value	\$263,900

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

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
Nov 30, 2020	Non-arms-length	Grant Deed	\$216,000	\$111	
Oct 17, 2014	Quitclaim	Quit Claim Transfer			
Aug 16, 2011	Resale	Warranty Deed	\$178,000	\$91	
Dec 29, 2006	Resale	Warranty Deed	\$232,072	\$119	\$188K

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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