

Townhouse **RESIDENTIAL**

# 703 RIVERS RUN

ROCHESTER, NY 14623

**\$323,773** TopHap Estimate · \$166 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**2**  
BEDS

**2**  
BATHS

**1,950 ft<sup>2</sup>**  
LIVING AREA

**2,112 ft<sup>2</sup>**  
LOT SIZE

**2008**  
YEAR BUILT

**2**  
STORIES

**5**  
ROOMS

**1**  
PARKING

## VALUATION

**\$324K**

\$298K low

\$350K high

Est. Owner Equity \$0

Loan-to-Value 108%

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$6,447 (2024)</b> |
| Assessed Value        | <b>\$244,300</b>      |
| Previous Assessed     | <b>\$244,300</b>      |
| Assessor Market Value | <b>\$265,500</b>      |

## 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 · 96 ft²

Porch · 164 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 25<br>FLOOD | 14<br>WILDFIRE | 56<br>HEAT | 68<br>STORM | 14<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Oct 12, 2012 | Quitclaim | Quit Claim Transfer |           |        | \$157K |
| Oct 27, 2008 | Resale    | Warranty Deed       | \$234,900 | \$120  | \$212K |

## 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>86</div> <div>CRIME INDEX</div> | <div>85</div> <div>AIR POLLUTION</div> | <div>26,860</div> <div>POPULATION</div> | <div>\$59K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>51%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|