

Townhouse **RESIDENTIAL**

801 RIVERS RUN

ROCHESTER, NY 14623

\$325,000 TopHap Estimate · \$206 / ft² · confidence 95 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,580 ft²
LIVING AREA

2,178 ft²
LOT SIZE

2019
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$325K

\$308K low

\$342K high

Last Sale

\$239,900 · Nov 20, 2019

Est. Owner Equity

\$133,080

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax

\$7,136 (2025)

Assessed Value

\$332,000

Previous Assessed

\$266,300

Assessor Market Value

\$332,000

PROPERTY FACTS

Property Type	Townhouse
County	MONROE
Lot (acres)	0.05
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 142 ft²

CLIMATE RISK

25 FLOOD	15 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	\$/FT ²	LOAN
Dec 7, 2020	Recorded document	Correction Deed			
Oct 31, 2019	Resale	Warranty Deed	\$239,900	\$152	\$192K
Dec 15, 2014	Non-arms-length	Grant Deed	\$800,000	\$506	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Burger Junior High School	Middle	7–9	2.2 mi
Fyle Elementary School	Elementary	KG–3	2.3 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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