

Townhouse **RESIDENTIAL**

803 RIVERS RUN

ROCHESTER, NY 14623

\$390,528 TopHap Estimate · \$237 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,647 ft²

LIVING AREA

2,376 ft²

LOT SIZE

2019

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$391K

\$366K low

\$415K high

Last Sale

\$249,900 · Nov 4, 2019

Est. Owner Equity

\$390,528

TAX & ASSESSMENT

Property Tax

\$7,311 (2024)

Assessed Value

\$277,400

Previous Assessed

\$277,400

Assessor Market Value

\$301,500

PROPERTY FACTS

Property Type	Townhouse
County	Monroe
Lot (acres)	0.06
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 148 ft²

CLIMATE RISK

25 FLOOD	13 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 13, 2023	Financing	Intrafamily Transfer			
Oct 31, 2019	Resale	Warranty Deed	\$249,900	\$152	
Dec 15, 2014	Non-arms-length	Grant Deed	\$800,000	\$486	

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	Absentee owner
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