

Townhouse **RESIDENTIAL**

# 902 RIVERS RUN

ROCHESTER, NY 14623

**\$411,605** TopHap Estimate · \$236 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026

**2**  
BEDS

**2**  
BATHS

**1,741 ft<sup>2</sup>**  
LIVING AREA

**2,767 ft<sup>2</sup>**  
LOT SIZE

**2019**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

**2**  
PARKING

## VALUATION

**\$412K**

\$375K low

\$448K high

Last Sale

**\$267,400 · Dec 13, 2019**

Est. Owner Equity

**\$411,605**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$7,818 (2024)</b> |
| Assessed Value        | <b>\$296,800</b>      |
| Previous Assessed     | <b>\$296,800</b>      |
| Assessor Market Value | <b>\$322,600</b>      |

## 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 · 522 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 35<br>FLOOD | 13<br>WILDFIRE | 56<br>HEAT | 68<br>STORM | 14<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN |
|--------------|-----------------|----------------------|-----------|--------|------|
| May 9, 2024  | Financing       | Intrafamily Transfer |           |        |      |
| Nov 18, 2019 | Resale          | Warranty Deed        | \$267,400 | \$154  |      |
| Dec 15, 2014 | Non-arms-length | Grant Deed           | \$800,000 | \$460  |      |

## 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|