

Townhouse **RESIDENTIAL**

1602 RIVERS RUN

ROCHESTER, NY 14623

\$381,235 TopHap Estimate · \$200 / ft² · confidence 95 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,908 ft²
LIVING AREA

2,754 ft²
LOT SIZE

2012
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$381K

\$363K low

\$399K high

Last Sale

\$311,900 · Sep 26, 2023

Est. Owner Equity

\$381,235

TAX & ASSESSMENT

Property Tax	\$6,622 (2024)
Assessed Value	\$251,000
Previous Assessed	\$251,000
Assessor Market Value	\$272,800

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

Patio · 255 ft²

Porch · 98 ft²

CLIMATE RISK

25 FLOOD	12 WILDFIRE	56 HEAT	68 STORM	14 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 21, 2024	Quitclaim	Quit Claim Transfer			
Sep 15, 2023	Resale	Executors Deed	\$311,900	\$163	
May 17, 2012	Resale	Warranty Deed	\$259,900	\$136	
May 10, 2012	Quitclaim	Quit Claim Transfer			
Nov 23, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fyle Elementary School	Elementary	KG–3	2.1 mi
Burger Junior High School	Middle	7–9	2.2 mi
Rush-Henrietta Senior High School	High	10–12	4.5 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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