

Townhouse **RESIDENTIAL**

1701 RIVERS RUN

ROCHESTER, NY 14623

\$399,167 TopHap Estimate · \$253 / ft² · confidence 91 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,580 ft²
LIVING AREA

2,178 ft²
LOT SIZE

2018
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$399K

\$364K low

\$434K high

Last Sale

\$254,900 · Nov 26, 2019

Est. Owner Equity

\$399,167

TAX & ASSESSMENT

Property Tax	\$7,217 (2024)
Assessed Value	\$282,900
Previous Assessed	\$282,900
Assessor Market Value	\$307,500

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

Porch · 142 ft²

CLIMATE RISK

1 FLOOD	12 WILDFIRE	56 HEAT	68 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 23, 2020	Recorded document	Warranty Deed			
Nov 18, 2019	Resale	Warranty Deed	\$254,900	\$161	
Jan 14, 2019	Quitclaim	Quit Claim Transfer			
Dec 15, 2014	Non-arms-length	Warranty Deed	\$800,000	\$506	

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

OWNERSHIP

Occupancy	Owner occupied
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