

Townhouse **RESIDENTIAL**

1702 RIVERS RUN

ROCHESTER, NY 14623

\$348,259 TopHap Estimate · \$215 / ft² · confidence 97 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,617 ft²
LIVING AREA

2,544 ft²
LOT SIZE

2018
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$348K

\$338K low

\$358K high

Last Sale

\$274,400 · Feb 24, 2023

Est. Owner Equity

\$348,259

TAX & ASSESSMENT

Property Tax	\$7,165 (2024)
Assessed Value	\$271,800
Previous Assessed	\$271,800
Assessor Market Value	\$295,400

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 · 425 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
Feb 2, 2023	Resale	Warranty Deed	\$274,400	\$170	
Jan 29, 2019	Recorded document	Correction Deed			
Jan 29, 2019	Resale	Warranty Deed	\$244,900	\$151	
Jan 14, 2019	Quitclaim	Quit Claim Transfer			
Dec 15, 2014	Non-arms-length	Warranty Deed	\$800,000	\$495	

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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