

Townhouse **RESIDENTIAL**

1703 RIVERS RUN

ROCHESTER, NY 14623

\$437,040 TopHap Estimate · \$265 / ft² · confidence 84 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,647 ft²
LIVING AREA

2,178 ft²
LOT SIZE

2018
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$437K

\$366K low

\$509K high

Last Sale

\$360,000 · Sep 19, 2024

Est. Owner Equity

\$149,040

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax

\$7,252 (2024)

Assessed Value

\$288,200

Previous Assessed

\$288,200

Assessor Market Value

\$313,300

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 · 145 ft²

CLIMATE RISK

25 FLOOD	12 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
Sep 12, 2024	Resale	Deed	\$360,000	\$219	\$288K
Aug 7, 2020	Resale	Warranty Deed	\$264,900	\$161	
Jan 14, 2019	Quitclaim	Quit Claim Transfer			
Dec 15, 2014	Non-arms-length	Warranty Deed	\$800,000	\$486	

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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