

Townhouse **RESIDENTIAL**

1802 RIVERS RUN

ROCHESTER, NY 14623

\$385,032 TopHap Estimate · \$211 / ft² · confidence 95 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,827 ft²
LIVING AREA

2,992 ft²
LOT SIZE

2009
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$385K

\$367K low

\$404K high

Last Sale

\$228,500 · Sep 20, 2018

Est. Owner Equity

\$232,032

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax

\$6,872 (2024)

Assessed Value

\$260,600

Previous Assessed

\$260,600

Assessor Market Value

\$283,300

PROPERTY FACTS

Property Type	Townhouse
County	Monroe
Lot (acres)	0.07
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 104 ft²

Porch · 94 ft²

CLIMATE RISK

25 FLOOD	15 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
Sep 10, 2018	Resale	Warranty Deed	\$228,500	\$125	
Nov 10, 2014	Quitclaim	Quit Claim Transfer			
May 17, 2012	Resale	Warranty Deed	\$269,900	\$148	

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
-----------	-----------------------