

Townhouse **RESIDENTIAL**

1003 RIVERS RUN

ROCHESTER, NY 14623

\$371,626 TopHap Estimate · \$186 / ft² · confidence 96 · as of Jul 14, 2026

2
BEDS

2
BATHS

2,001 ft²
LIVING AREA

3,920 ft²
LOT SIZE

2013
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$372K

\$356K low

\$388K high

Last Sale	\$244,900 · Apr 6, 2018
Est. Owner Equity	\$246,626
Loan-to-Value	32%

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)	0.09
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 314 ft²

CLIMATE RISK

35 FLOOD	15 WILDFIRE	56 HEAT	68 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 9, 2018	Resale	Deed	\$244,900	\$122	
Nov 7, 2013	Resale	Warranty Deed	\$294,900	\$147	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Burger Junior High School	Middle	7–9	2.2 mi
Fyle Elementary School	Elementary	KG–3	2.2 mi
Rush-Henrietta Senior High School	High	10–12	4.6 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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