

Townhouse **RESIDENTIAL**

1101 RIVERS RUN

ROCHESTER, NY 14623

\$339,675 TopHap Estimate · \$134 / ft² · confidence 93 · as of Jul 14, 2026

2
BEDS

2
BATHS

2,528 ft²
LIVING AREA

2,257 ft²
LOT SIZE

2007
YEAR BUILT

2
STORIES

5
ROOMS

1
PARKING

VALUATION

\$340K

\$317K low

\$363K high

Last Sale

\$245,000 · Jun 20, 2023

Est. Owner Equity

\$294,675

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax

\$7,165 (2024)

Assessed Value

\$271,800

Previous Assessed

\$271,800

Assessor Market Value

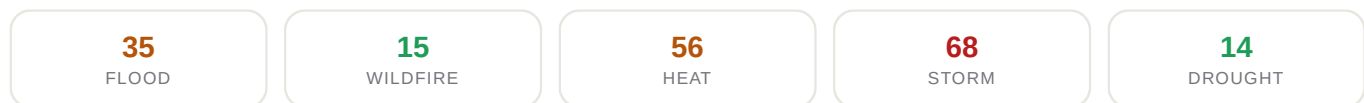
\$295,400

PROPERTY FACTS

Property Type	Townhouse
County	Monroe
Lot (acres)	0.05
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 60 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 25, 2021	Resale	Warranty Deed	\$245,000	\$97	
Sep 18, 2012	Recorded document	Grant Deed			
Jul 25, 2008	Resale	Warranty Deed	\$274,017	\$108	\$216K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fyle Elementary School	Elementary	KG–3	2.2 mi
Burger Junior High School	Middle	7–9	2.3 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
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------