

Townhouse **RESIDENTIAL**

1102 RIVERS RUN

ROCHESTER, NY 14623

\$409,051 TopHap Estimate · \$162 / ft² · confidence 87 · 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

\$409K

\$356K low

\$462K high

Last Sale

\$365,000 · Jun 5, 2025

Est. Owner Equity

\$269,051

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax

\$7,813 (2024)

Assessed Value

\$296,600

Previous Assessed

\$296,600

Assessor Market Value

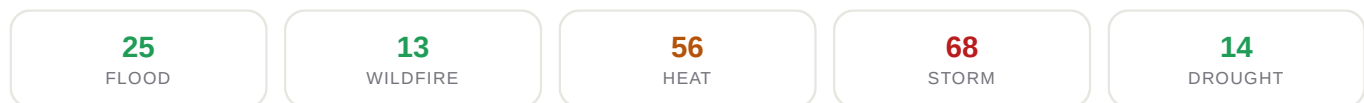
\$322,400

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: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2025	Resale	Executors Deed	\$365,000	\$144	\$140K
Feb 8, 2008	Resale	Warranty Deed	\$307,117	\$121	\$140K

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

OWNERSHIP

Occupancy	Owner occupied
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