

Townhouse **RESIDENTIAL**

# 1201 RIVERS RUN

ROCHESTER, NY 14623

**\$379,214** TopHap Estimate · \$235 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**2**  
BEDS

**2**  
BATHS

**1,611 ft<sup>2</sup>**  
LIVING AREA

**1,953 ft<sup>2</sup>**  
LOT SIZE

**2008**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

**1**  
PARKING

## VALUATION

**\$379K**

\$357K low

\$401K high

Last Sale

**\$245,000 · Apr 12, 2021**

Est. Owner Equity

**\$379,214**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$7,180 (2025)</b> |
| Assessed Value        | <b>\$293,000</b>      |
| Previous Assessed     | <b>\$266,500</b>      |
| Assessor Market Value | <b>\$293,000</b>      |

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Townhouse        |
| County        | MONROE           |
| Lot (acres)   | 0.04             |
| Heating       | Central          |
| Cooling       | Central          |
| Fireplace     | Yes              |
| Garage        | Garage, Attached |
| Pool          | No               |

Patio · 200 ft²

Porch · 60 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 25<br>FLOOD | 12<br>WILDFIRE | 56<br>HEAT | 68<br>STORM | 14<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN |
|--------------|-----------|----------------------|-----------|--------|------|
| Jan 26, 2026 | Financing | Intrafamily Transfer |           |        |      |
| May 2, 2019  | Quitclaim | Quit Claim Transfer  |           |        |      |
| Sep 18, 2012 | Resale    | Warranty Deed        | \$213,900 | \$133  |      |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>86</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>26,860</b><br>POPULATION | <b>\$59K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|