

Townhouse **RESIDENTIAL**

1302 RIVERS RUN

ROCHESTER, NY 14623

\$329,822 TopHap Estimate · \$159 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,071 ft²

LIVING AREA

2,091 ft²

LOT SIZE

2009

YEAR BUILT

2

STORIES

5

ROOMS

1

PARKING

VALUATION

\$330K

\$313K low

\$347K high

Last Sale

\$175,000 · Oct 2, 2015

Est. Owner Equity

\$329,822

TAX & ASSESSMENT

Property Tax	\$3,195 (2024)
Assessed Value	\$212,300
Previous Assessed	\$212,300
Assessor Market Value	\$230,800

PROPERTY FACTS

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

Patio · 104 ft²

Porch · 98 ft²

CLIMATE RISK

25 FLOOD	12 WILDFIRE	56 HEAT	68 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2015	Quitclaim	Quit Claim Transfer			
Sep 26, 2015	Resale	Executors Deed	\$175,000	\$85	
Apr 12, 2013	Resale	Warranty Deed	\$219,900	\$106	\$199K

ASSIGNED SCHOOLS

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