

Townhouse **RESIDENTIAL**

1303 RIVERS RUN

ROCHESTER, NY 14623

\$342,056 TopHap Estimate · \$175 / ft² · confidence 96 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,950 ft²
LIVING AREA

2,130 ft²
LOT SIZE

2009
YEAR BUILT

2
STORIES

5
ROOMS

1
PARKING

VALUATION

\$342K

\$327K low

\$357K high

Last Sale

\$267,146 · Jan 23, 2012

Est. Owner Equity

\$134,232

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$6,734 (2024)
Assessed Value	\$255,300
Previous Assessed	\$255,300
Assessor Market Value	\$277,500

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 · 152 ft²

Porch · 284 ft²

CLIMATE RISK

25 FLOOD	14 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
Oct 11, 2013	Quitclaim	Quit Claim Transfer			
Jan 20, 2012	Resale	Warranty Deed	\$267,146	\$137	\$208K

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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