

Townhouse **RESIDENTIAL**

1502 RIVERS RUN

ROCHESTER, NY 14623

\$369,397 TopHap Estimate · \$178 / ft² · confidence 95 · as of Jul 14, 2026

2
BEDS

2
BATHS

2,076 ft²
LIVING AREA

3,049 ft²
LOT SIZE

2014
YEAR BUILT

2
STORIES

5
ROOMS

1
PARKING

VALUATION

\$369K

\$350K low

\$389K high

Last Sale

\$50,000 · Aug 28, 2014

Est. Owner Equity

\$369,397

TAX & ASSESSMENT

Property Tax	\$7,690 (2024)
Assessed Value	\$291,900
Previous Assessed	\$291,900
Assessor Market Value	\$317,300

PROPERTY FACTS

Property Type	Townhouse
County	Monroe
Lot (acres)	0.07
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 112 ft²

Porch · 72 ft²

CLIMATE RISK

25 FLOOD	12 WILDFIRE	56 HEAT	68 STORM	14 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 4, 2014	Recorded document	Grant Deed			
Aug 25, 2014	Resale	Grant Deed	\$50,000	\$24	

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	4.5 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
-----------	-----------------------