

Townhouse **RESIDENTIAL**

1503 RIVERS RUN

ROCHESTER, NY 14623

\$403,182 TopHap Estimate · \$199 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,027 ft²

LIVING AREA

3,049 ft²

LOT SIZE

2014

YEAR BUILT

2

STORIES

5

ROOMS

1

PARKING

VALUATION

\$403K

\$381K low

\$425K high

Last Sale

\$220,000 · Aug 2, 2016

Est. Owner Equity

\$403,182

TAX & ASSESSMENT

Property Tax	\$7,510 (2024)
Assessed Value	\$285,000
Previous Assessed	\$285,000
Assessor Market Value	\$309,800

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 · 104 ft²

Porch · 246 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
Jul 22, 2016	Resale	Grant Deed	\$220,000	\$109	
Dec 4, 2014	Recorded document	Grant Deed			
Aug 25, 2014	Resale	Grant Deed	\$50,000	\$25	

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

OWNERSHIP

Occupancy	Owner occupied
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