

Townhouse **RESIDENTIAL**

101 RIVERS RUN

ROCHESTER, NY 14623

\$367,257 TopHap Estimate · \$232 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,580 ft²
LIVING AREA

2,230 ft²
LOT SIZE

2019
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$367K

\$353K low

\$381K high

Last Sale

\$299,900 · Mar 8, 2023

Est. Owner Equity

\$127,337

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$7,314 (2024)
Assessed Value	\$277,500
Previous Assessed	\$277,500
Assessor Market Value	\$301,600

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

Porch · 142 ft²

CLIMATE RISK

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 24, 2023	Resale	Warranty Deed	\$299,900	\$190	\$240K
Oct 19, 2021	Financing	Intrafamily Transfer			
Mar 16, 2021	Resale	Warranty Deed	\$250,000	\$158	\$207K
Dec 15, 2014	Non-arms-length	Warranty Deed	\$800,000	\$506	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Burger Junior High School	Middle	7–9	2.1 mi
Fyle Elementary School	Elementary	KG–3	2.1 mi
Rush-Henrietta Senior High School	High	10–12	4.4 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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