

Townhouse **RESIDENTIAL**

102 RIVERS RUN

ROCHESTER, NY 14623

\$382,094 TopHap Estimate · \$236 / ft² · confidence 87 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,617 ft²
LIVING AREA

2,544 ft²
LOT SIZE

2019
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$382K

\$332K low

\$433K high

Last Sale

\$350,000 · Sep 24, 2025

Est. Owner Equity

\$382,094

TAX & ASSESSMENT

Property Tax	\$7,745 (2024)
Assessed Value	\$294,000
Previous Assessed	\$294,000
Assessor Market Value	\$319,600

PROPERTY FACTS

Property Type	Townhouse
County	Monroe
Lot (acres)	0.06
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 432 ft²

CLIMATE RISK

1
FLOOD

13
WILDFIRE

56
HEAT

68
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 22, 2025	Resale	Warranty Deed	\$350,000	\$216	
Apr 6, 2021	Resale	Warranty Deed	\$245,000	\$152	
Feb 8, 2021	Resale	Warranty Deed	\$264,900	\$164	\$100K
Nov 16, 2020	Quitclaim	Quit Claim Transfer			
Dec 15, 2014	Non-arms-length	Warranty Deed	\$800,000	\$495	

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	4.5 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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