

Townhouse **RESIDENTIAL**

103 RIVERS RUN

ROCHESTER, NY 14623

\$339,900 TopHap Estimate · \$206 / ft² · confidence 81 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,647 ft²

LIVING AREA

2,293 ft²

LOT SIZE

2019

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$340K

\$276K low

\$404K high

Last Sale

\$295,000 · Sep 2, 2022

Est. Owner Equity

\$339,900

TAX & ASSESSMENT

Property Tax

\$7,864 (2025)

Assessed Value

\$383,000

Previous Assessed

\$295,000

Assessor Market Value

\$383,000

PROPERTY FACTS

Property Type	Townhouse
County	MONROE
Lot (acres)	0.05
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 148 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
Aug 29, 2022	Resale	Warranty Deed	\$295,000	\$179	
Feb 11, 2021	Resale	Warranty Deed	\$264,900	\$161	\$212K
Nov 16, 2020	Quitclaim	Quit Claim Transfer			
Dec 15, 2014	Non-arms-length	Warranty Deed	\$800,000	\$486	

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------