

Townhouse **RESIDENTIAL**

201 RIVERS RUN

ROCHESTER, NY 14623

\$330,766 TopHap Estimate · \$210 / ft² · confidence 95 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,575 ft²
LIVING AREA

2,054 ft²
LOT SIZE

2006
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$331K

\$316K low

\$346K high

Last Sale

\$205,000 · Nov 23, 2021

Est. Owner Equity

\$146,266

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax

\$5,985 (2025)

Assessed Value

\$254,000

Previous Assessed

\$223,000

Assessor Market Value

\$254,000

PROPERTY FACTS

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

Patio · 200 ft²

Porch · 60 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
Nov 17, 2025	Financing	Intrafamily Transfer			
Nov 17, 2021	Resale	Warranty Deed	\$205,000	\$130	\$185K
Mar 26, 2013	Resale	Warranty Deed	\$195,000	\$124	
Aug 22, 2007	Resale	Warranty Deed	\$220,750	\$140	\$176K

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	Absentee owner
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