

Townhouse **RESIDENTIAL**

## 203 RIVERS RUN

ROCHESTER, NY 14623

**\$292,213** TopHap Estimate · \$188 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**2**

BEDS

**2**

BATHS

**1,551 ft<sup>2</sup>**

LIVING AREA

**2,106 ft<sup>2</sup>**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

### VALUATION

**\$292K**

\$279K low

\$305K high

Last Sale

**\$194,500 · Nov 17, 2017**

Est. Owner Equity

**\$292,213**

### TAX & ASSESSMENT

Property Tax

**\$3,248 (2024)**

Assessed Value

**\$215,900**

Previous Assessed

**\$215,900**

Assessor Market Value

**\$234,700**

## 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                         |

Patio · 104 ft²

Porch · 98 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 12<br>WILDFIRE | 56<br>HEAT | 68<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT² | LOAN |
|--------------|-----------|------------------------|-----------|--------|------|
| Mar 4, 2025  | Financing | Transfer On Death Deed |           |        |      |
| Oct 31, 2017 | Resale    | Warranty Deed          | \$194,500 | \$125  |      |
| Oct 22, 2009 | Resale    | Warranty Deed          | \$194,900 | \$126  |      |

## 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>86</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>26,860</b><br>POPULATION | <b>\$59K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|