

Townhouse

RESIDENTIAL

204 RIVERS RUN

ROCHESTER, NY 14623

\$311,107 TopHap Estimate · \$198 / ft² · confidence 95 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,575 ft²

LIVING AREA

2,155 ft²

LOT SIZE

2006

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$311K

\$294K low

\$328K high

Last Sale

\$220,000 · Oct 14, 2014

Est. Owner Equity

\$0

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax

\$4,573 (2024)

Assessed Value

\$212,500

Previous Assessed

\$212,500

Assessor Market Value

\$231,000

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 · 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
Oct 7, 2014	Resale	Warranty Deed	\$220,000	\$140	\$330K
May 20, 2010	Resale	Warranty Deed	\$245,900	\$156	

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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