

Townhouse **RESIDENTIAL**

301 RIVERS RUN

ROCHESTER, NY 14623

\$370,188 TopHap Estimate · \$190 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,950 ft²

LIVING AREA

2,127 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$370K

\$356K low

\$385K high

Last Sale

\$260,000 · Jul 14, 2021

Est. Owner Equity

\$270,188

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax

\$3,935 (2024)

Assessed Value

\$282,800

Previous Assessed

\$282,800

Assessor Market Value

\$307,400

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	13 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
Jun 7, 2021	Resale	Warranty Deed	\$260,000	\$133	\$100K
Jul 25, 2008	Resale	Warranty Deed	\$252,900	\$130	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Burger Junior High School	Middle	7–9	2.1 mi
Fyle Elementary School	Elementary	KG–3	2.2 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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