

Townhouse

RESIDENTIAL

304 RIVERS RUN

ROCHESTER, NY 14623

\$350,157 TopHap Estimate · \$180 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,950 ft²

LIVING AREA

2,128 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$350K

\$339K low

\$361K high

Last Sale

\$217,000 · Sep 1, 2017

Est. Owner Equity

\$350,157

TAX & ASSESSMENT

Property Tax	\$6,428 (2024)
Assessed Value	\$243,600
Previous Assessed	\$243,600
Assessor Market Value	\$264,800

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 19, 2024	Financing	Transfer On Death Deed			
Aug 23, 2017	Resale	Deed	\$217,000	\$111	
Sep 25, 2006	Resale	Warranty Deed	\$252,240	\$129	\$80K

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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