

Townhouse **RESIDENTIAL**

402 RIVERS RUN

ROCHESTER, NY 14623

\$299,237 TopHap Estimate · \$193 / ft² · confidence 94 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,551 ft²
LIVING AREA

2,151 ft²
LOT SIZE

2006
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$299K

\$281K low

\$318K high

Last Sale

\$214,900 · Dec 1, 2023

Est. Owner Equity

\$95,082

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax

\$6,683 (2025)

Assessed Value

\$251,000

Previous Assessed

\$188,900

Assessor Market Value

\$251,000

PROPERTY FACTS

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

Patio · 152 ft²

Porch · 98 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
May 16, 2024	Financing	Intrafamily Transfer			
Nov 16, 2023	Resale	Warranty Deed	\$214,900	\$139	\$204K
Dec 27, 2012	Resale	Warranty Deed	\$189,900	\$122	

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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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