

Townhouse **RESIDENTIAL**

# 1203 RIVERS RUN

ROCHESTER, NY 14623

**\$332,129** TopHap Estimate · \$211 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**2**  
BEDS

**2**  
BATHS

**1,575 ft<sup>2</sup>**  
LIVING AREA

**2,613 ft<sup>2</sup>**  
LOT SIZE

**2008**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

**1**  
PARKING

## VALUATION

**\$332K**

\$309K low

\$355K high

Last Sale

**\$257,827 · Dec 15, 2009**

Est. Owner Equity

**\$159,329**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

Property Tax

**\$6,340 (2024)**

Assessed Value

**\$240,200**

Previous Assessed

**\$240,200**

Assessor Market Value

**\$261,100**

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Townhouse                  |
| County        | Monroe                     |
| Lot (acres)   | 0.06                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Patio · 104 ft²

Porch · 258 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 25<br>FLOOD | 15<br>WILDFIRE | 56<br>HEAT | 68<br>STORM | 14<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|-------------|--------|---------------|-----------|--------|--------|
| Dec 4, 2009 | Resale | Warranty Deed | \$257,827 | \$164  | \$158K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Fyle Elementary School            | Elementary | KG–3   | 2.2 mi   |
| Burger Junior High School         | Middle     | 7–9    | 2.3 mi   |
| Rush-Henrietta Senior High School | High       | 10–12  | 4.6 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

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

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|