

Townhouse **RESIDENTIAL**

1601 RIVERS RUN

ROCHESTER, NY 14623

\$383,036 TopHap Estimate · \$191 / ft² · confidence 96 · as of Jul 14, 2026

2
BEDS

2
BATHS

2,001 ft²
LIVING AREA

3,043 ft²
LOT SIZE

2012
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$383K

\$368K low

\$398K high

Last Sale

\$279,900 · Oct 11, 2012

Est. Owner Equity

\$383,036

TAX & ASSESSMENT

Property Tax	\$6,803 (2025)
Assessed Value	\$450,000
Previous Assessed	\$270,300
Assessor Market Value	\$450,000

PROPERTY FACTS

Property Type	Townhouse
County	MONROE
Lot (acres)	0.07
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 324 ft²

Porch · 63 ft²

CLIMATE RISK

25 FLOOD	12 WILDFIRE	56 HEAT	68 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2026	Financing	Transfer On Death Deed			
Sep 27, 2012	Resale	Warranty Deed	\$279,900	\$140	
May 10, 2012	Quitclaim	Quit Claim Transfer			
Nov 23, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

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