

Townhouse **RESIDENTIAL**

1603 RIVERS RUN

ROCHESTER, NY 14623

\$387,634 TopHap Estimate · \$158 / ft² · confidence 96 · as of Jul 14, 2026

3
BEDS

3
BATHS

2,449 ft²
LIVING AREA

3,056 ft²
LOT SIZE

2012
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$388K

\$373K low

\$402K high

Last Sale

\$279,900 · Jun 20, 2012

Est. Owner Equity

\$222,634

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax

\$7,813 (2024)

Assessed Value

\$296,600

Previous Assessed

\$296,600

Assessor Market Value

\$322,400

PROPERTY FACTS

Property Type	Townhouse
County	Monroe
Lot (acres)	0.07
Foundation	Mat/Raft Foundation (Slab)
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 338 ft²

Porch · 63 ft²

CLIMATE RISK

25 FLOOD	13 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
Dec 9, 2015	Quitclaim	Quit Claim Transfer			
Apr 30, 2012	Resale	Warranty Deed	\$279,900	\$114	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fyle Elementary School	Elementary	KG–3	2.1 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.

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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