

Single Family Residence **RESIDENTIAL**

# 2123 RUSH MENDON RD

RUSH, NY 14543

**\$386,225** TopHap Estimate · \$156 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,481 ft<sup>2</sup>**

LIVING AREA

**2.5 ac**

LOT SIZE

**1965**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$386K**

\$346K low

\$427K high

Last Sale

**\$245,000 · Jul 6, 2012**

Est. Owner Equity

**\$286,225**

Loan-to-Value

**25%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,737 (2024) |
| Assessed Value        | \$428,500      |
| Previous Assessed     | \$373,300      |
| Assessor Market Value | \$428,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Monroe                  |
| Lot (acres)   | 2.50                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Shed · 200 ft²

Porch · 851 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 52<br>FLOOD | 15<br>WILDFIRE | 57<br>HEAT | 75<br>STORM | 14<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 26, 2012 | Resale | Warranty Deed | \$245,000 | \$99   |        |
| Jul 2, 2008  | Resale | Grant Deed    | \$230,000 | \$93   | \$190K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Leary Elementary School           | Elementary | KG–3   | 1.2 mi   |
| Burger Junior High School         | Middle     | 7–9    | 3.5 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 14543

|                          |                            |                            |                                 |                         |                        |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>34</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>3,576</b><br>POPULATION | <b>\$118K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|