

Single Family Residence

**RESIDENTIAL**

# 31 ROBERT MICHAELS RUN

WEBSTER, NY 14580

**\$643,796** TopHap Estimate · \$266 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,424 ft<sup>2</sup>**

LIVING AREA

**0.47 ac**

LOT SIZE

**2024**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$644K**

\$605K low

\$683K high

Last Sale

**\$531,080 · Feb 12, 2024**

Est. Owner Equity

**\$273,796**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$13,971 (2024) |
| Assessed Value        | \$461,000       |
| Previous Assessed     | \$461,000       |
| Assessor Market Value | \$529,900       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | Monroe                  |
| Lot (acres)   | 0.47                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Porch · 276 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 16<br>WILDFIRE | 58<br>HEAT | 76<br>STORM | 29<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Feb 9, 2024  | Resale | Warranty Deed | \$531,080 | \$219  | \$370K |
| Sep 18, 2023 | Resale | Warranty Deed | \$90,000  | \$37   |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Scribner Road Elementary School | Elementary | KG–5   | 2.8 mi   |
| Bay Trail Middle School         | Middle     | 6–8    | 2.9 mi   |
| Penfield Senior High School     | High       | 9–12   | 3.5 mi   |

District: Penfield 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 14580

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>63</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>53,640</b><br>POPULATION | <b>\$98K</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> |
|-----------|-----------------------|