

Single Family Residence

RESIDENTIAL

18 ROBERT MICHAELS RUN

WEBSTER, NY 14580

\$637,012 TopHap Estimate · \$260 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,452 ft²

LIVING AREA

0.37 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$637K

\$601K low

\$673K high

Last Sale

\$541,800 · Aug 16, 2023

Est. Owner Equity

\$125,572

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$14,451 (2024)
Assessed Value	\$477,000
Previous Assessed	\$477,000
Assessor Market Value	\$548,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Monroe
Lot (acres)	0.37
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 164 ft²

CLIMATE RISK

10 FLOOD	17 WILDFIRE	58 HEAT	76 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2023	Resale	Warranty Deed	\$541,800	\$221	\$433K
Mar 27, 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

63 CRIME INDEX	88 AIR POLLUTION	53,640 POPULATION	\$98K 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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