

Single Family Residence **RESIDENTIAL**

12405 ROUTE 394

RANDOLPH, NY 14772

\$140,111 TopHap Estimate · \$84 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,672 ft²

LIVING AREA

4.35 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

5

ROOMS

4

PARKING

VALUATION

\$140K

\$131K low

\$149K high

Est. Owner Equity

\$140,111

TAX & ASSESSMENT

Property Tax	\$1,323 (2024)
Assessed Value	\$47,000
Previous Assessed	\$47,000
Assessor Market Value	\$87,850

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cattaraugus
Lot (acres)	4.35
Foundation	Mat/Raft Foundation (Slab)
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Porch · 364 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2025	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
G N Chapman Elementary School	Elementary	PK–6	2.7 mi
Randolph Senior High School	Middle	7–12	2.8 mi

District: Randolph 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 14772

128 CRIME INDEX	90 AIR POLLUTION	3,257 POPULATION	\$68K MEDIAN IN-COME	45°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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