

Rural Residence

RESIDENTIAL

12171 ROUTE 394

RANDOLPH, NY 14772

\$191,367 TopHap Estimate · \$116 / ft² · confidence 83 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,656 ft²

LIVING AREA

33.88 ac

LOT SIZE

1946

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$191K

\$159K low

\$224K high

Est. Owner Equity

\$191,367

TAX & ASSESSMENT

Property Tax	\$2,406 (2024)
Assessed Value	\$74,300
Previous Assessed	\$74,300
Assessor Market Value	\$138,879

PROPERTY FACTS

Property Type	Rural Residence
County	Cattaraugus
Lot (acres)	33.88
Heating	Hot Water
Garage	Garage, Basement
Pool	No

Porch · 168 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 19, 2022	Financing	Warranty Deed			
Oct 23, 2008	Non-arms-length	Grant Deed	\$50,000	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
G N Chapman Elementary School	Elementary	PK-6	2.0 mi
Randolph Senior High School	Middle	7-12	2.1 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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