

Single Family Residence **RESIDENTIAL**

12306 ROUTE 394

RANDOLPH, NY 14772

\$220,002 TopHap Estimate · \$138 / ft² · confidence 85 · as of Jun 23, 2026



3

BEDS

1

BATHS

1,596 ft²

LIVING AREA

0.4 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

6

ROOMS

6

PARKING

VALUATION

\$220K

\$187K low

\$253K high

Last Sale

\$142,000 · Jun 8, 2020

Est. Owner Equity

\$220,002

TAX & ASSESSMENT

Property Tax	\$3,472 (2024)
Assessed Value	\$87,500
Previous Assessed	\$87,500
Assessor Market Value	\$163,551

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Cattaraugus
Lot (acres)	0.40
Heating	Forced Air
Garage	Mixed
Pool	No

Porch · 516 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2020	Resale	Grant Deed	\$142,000	\$89	
Jul 13, 2005	Non-arms-length	Warranty Deed	\$48,000	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
G N Chapman Elementary School	Elementary	PK–6	2.4 mi
Randolph Senior High School	Middle	7–12	2.5 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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