

Rural Residence

RESIDENTIAL

12278 ROUTE 394

RANDOLPH, NY 14772

\$195,260 TopHap Estimate · \$108 / ft² · confidence 88 · as of Jul 14, 2026

4

BEDS

1

BATHS

1,814 ft²

LIVING AREA

42.15 ac

LOT SIZE

1858

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$195K

\$172K low

\$218K high

Last Sale

\$175,500 · Sep 2, 2025

Est. Owner Equity

\$195,260

TAX & ASSESSMENT

Property Tax

\$2,137 (2025)

Assessed Value

\$52,200

Previous Assessed

\$52,200

Assessor Market Value

\$105,455

PROPERTY FACTS

Property Type	Rural Residence
Style	Traditional/Old
County	CATTARAUGUS
Lot (acres)	42.15
Foundation	No Foundation
Heating	Hot Water
Pool	No

Porch · 159 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2025	Resale	Executors Deed	\$175,500	\$97	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
G N Chapman Elementary School	Elementary	PK-6	2.3 mi
Randolph Senior High School	Middle	7-12	2.4 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	Absentee owner
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