

Single Family Residence **RESIDENTIAL**

12705 ROUTE 394

RANDOLPH, NY 14772

\$103,883 TopHap Estimate · \$84 / ft² · confidence 58 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,236 ft²

LIVING AREA

0.49 ac

LOT SIZE

1930

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$104K

\$61K low

\$147K high

Est. Owner Equity

\$103,883

TAX & ASSESSMENT

Property Tax	\$992 (2024)
Assessed Value	\$19,000
Previous Assessed	\$19,000
Assessor Market Value	\$35,514

PROPERTY FACTS

Property Type	Single Family Residence
County	Cattaraugus
Lot (acres)	0.49
Foundation	Raised (Unspecified)
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Porch · 312 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2012	Non-arms-length	Grant Deed	\$1,500	\$1	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
G N Chapman Elementary School	Elementary	PK–6	3.7 mi
Randolph Senior High School	Middle	7–12	3.8 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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