

Single Family Residence **RESIDENTIAL**

82 RANDOLPH ST

ROCHESTER, NY 14621

\$109,989 TopHap Estimate · \$84 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,314 ft²

LIVING AREA

0.1 ac

LOT SIZE

1947

YEAR BUILT

2

STORIES

VALUATION

\$110K

\$94K low

\$126K high

Est. Owner Equity

\$109,989

TAX & ASSESSMENT

Property Tax	\$1,123 (2024)
Assessed Value	\$119,900
Previous Assessed	\$119,900
Assessor Market Value	\$119,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Monroe
Lot (acres)	0.10
Heating	Forced Air
Pool	No

Porch · 180 ft²

CLIMATE RISK

10 FLOOD	0 WILDFIRE	57 HEAT	71 STORM	14 DROUGHT
-------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest College Preparatory High School	Middle	7–8	1.0 mi
School of the Arts	High	7–12	1.6 mi
School 58-World of Inquiry School	Elementary	PK–12	1.7 mi

District: Rochester City 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 14621

147 CRIME INDEX	85 AIR POLLUTION	32,090 POPULATION	\$35K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------