

Single Family Residence **RESIDENTIAL**

12634 ROUTE 394

RANDOLPH, NY 14772

\$193,122 TopHap Estimate · \$116 / ft² · confidence 79 · as of Jun 23, 2026



4

BEDS

1

BATHS

1,666 ft²

LIVING AREA

3.25 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$193K

\$153K low

\$234K high

Est. Owner Equity

\$68,122

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$3,751 (2024)
Assessed Value	\$80,000
Previous Assessed	\$80,000
Assessor Market Value	\$149,533

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Cattaraugus
Lot (acres)	3.25
Heating	Forced Air
Garage	Mixed
Pool	No

Porch · 584 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2024	Financing	Deed			\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
G N Chapman Elementary School	Elementary	PK–6	3.5 mi
Randolph Senior High School	Middle	7–12	3.6 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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