

Duplex (2 Units, Any Combination) **RESIDENTIAL**

# 3576 RANDALL RD

RANSOMVILLE, NY 14131



**4**  
BEDS

**2**  
BATHS

**3,504 ft²**  
LIVING AREA

**4.7 ac**  
LOT SIZE

**1850**  
YEAR BUILT

**2**  
STORIES

## VALUATION

Last Sale

**\$120,000 · Apr 23, 2019**

## TAX & ASSESSMENT

|                       |                  |
|-----------------------|------------------|
| Assessed Value        | <b>\$125,000</b> |
| Previous Assessed     | <b>\$97,000</b>  |
| Assessor Market Value | <b>\$277,800</b> |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Traditional/Old                   |
| County        | Niagara                           |
| Lot (acres)   | 4.70                              |
| Heating       | Hot Water                         |

Porch · 270 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|-------------------|---------------|-----------|--------|------|
| Apr 8, 2019  | Resale            | Warranty Deed | \$120,000 | \$34   |      |
| Oct 10, 2017 | Recorded document | Grant Deed    |           |        |      |
| Feb 23, 2017 | Non-arms-length   | Trustees Deed | \$39,000  | \$11   |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Wilson Middle/High School | Middle     | 6–12   | 5.2 mi   |
| Wilson Elementary School  | Elementary | PK–5   | 5.3 mi   |

District: Wilson 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 14131**

|                          |                            |                            |                                    |                         |                        |
|--------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>74</b><br>CRIME INDEX | <b>74</b><br>AIR POLLUTION | <b>5,322</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-<br>COME | <b>48°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|