

Single Family Residence **RESIDENTIAL**

12654 ROUTE 394

RANDOLPH, NY 14772

\$103,634 TopHap Estimate · \$98 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,056 ft²

LIVING AREA

0.82 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$104K

\$95K low

\$112K high

Last Sale

\$78,000 · May 1, 2023

Est. Owner Equity

\$27,974

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$2,004 (2024)
Assessed Value	\$50,500
Previous Assessed	\$50,500
Assessor Market Value	\$94,393

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cattaraugus
Lot (acres)	0.82
Heating	Forced Air
Garage	Garage, Attached
Pool	No

Porch · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2023	Resale	Warranty Deed	\$78,000	\$74	\$76K
Mar 7, 2012	Resale	Grant Deed	\$45,000	\$43	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
G N Chapman Elementary School	Elementary	PK–6	3.6 mi
Randolph Senior High School	Middle	7–12	3.7 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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