

Residential - Vacant Land

RESIDENTIAL

STATE ROUTE 243

RUSHFORD, NY 14777



7.3 ac

LOT SIZE

VALUATION

Last Sale

\$30,000 · Sep 18, 2023

TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$223 (2025) |
| Assessed Value        | \$13,200     |
| Previous Assessed     | \$13,200     |
| Assessor Market Value | \$22,000     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Allegany                  |
| Lot (acres)   | 7.30                      |
| Heating       | None                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 5<br>WILDFIRE | 53<br>HEAT | 86<br>STORM | 17<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|---------------|----------|--------------------|-------|
| Feb 8, 2019  | Resale | Warranty Deed | \$27,000 |                    |       |
| Feb 24, 2017 | Resale | Warranty Deed | \$29,100 |                    |       |
| Jan 9, 2014  | Resale | Warranty Deed | \$23,500 |                    | \$15K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Cuba-Rushford Middle School     | Middle     | 6–8    | 13.8 mi  |
| Cuba-Rushford High School       | High       | 9–12   | 13.8 mi  |
| Cuba-Rushford Elementary School | Elementary | PK–5   | 15.0 mi  |

District: Cuba-Rushford 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 14777**

|                          |                            |                          |                                |                         |                        |
|--------------------------|----------------------------|--------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>376</b><br>POPULATION | <b>\$72K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>48%</b><br>SUNSHINE |
|--------------------------|----------------------------|--------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|