

Miscellaneous (Residential)

RESIDENTIAL

CREAM RIDGE RD

RUSHFORD, NY 14777

40.8 ac

LOT SIZE

TAX & ASSESSMENT

Property Tax	\$937 (2025)
Assessed Value	\$55,400
Previous Assessed	\$55,400
Assessor Market Value	\$92,300

PROPERTY FACTS

Property Type	Miscellaneous (Residential)
County	Allegany
Lot (acres)	40.80
Heating	None

Porch · 112 ft²

CLIMATE RISK

1

FLOOD

7

WILDFIRE

53

HEAT

86

STORM

4

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 16, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cuba-Rushford Middle School	Middle	6–8	12.2 mi
Cuba-Rushford High School	High	9–12	12.2 mi
Cuba-Rushford Elementary School	Elementary	PK–5	13.4 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

90 CRIME INDEX	87 AIR POLLUTION	376 POPULATION	\$72K MEDIAN IN-COME	45°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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