

Residential - Vacant Land **RESIDENTIAL**

**STATE ROUTE 243**  
RUSHFORD, NY 14777



**46.9 ac**  
LOT SIZE

**VALUATION**

Last Sale **\$50,000 · Sep 24, 2004**

**TAX & ASSESSMENT**

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$670 (2025)</b> |
| Assessed Value        | <b>\$39,600</b>     |
| Previous Assessed     | <b>\$39,600</b>     |
| Assessor Market Value | <b>\$66,000</b>     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Allegany                  |
| Lot (acres)   | 46.90                     |
| Heating       | None                      |

## CLIMATE RISK

|             |               |            |             |              |
|-------------|---------------|------------|-------------|--------------|
| 84<br>FLOOD | 6<br>WILDFIRE | 55<br>HEAT | 82<br>STORM | 4<br>DROUGHT |
|-------------|---------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------------|---------------|----------|--------------------|------|
| Dec 14, 2011 | Non-arms-length | Grant Deed    | \$15,000 |                    |      |
| Sep 17, 2004 | Resale          | Warranty Deed | \$50,000 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Cuba-Rushford Middle School     | Middle     | 6–8    | 10.8 mi  |
| Cuba-Rushford High School       | High       | 9–12   | 10.8 mi  |
| Cuba-Rushford Elementary School | Elementary | PK–5   | 12.2 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> |
|-----------|-----------------------|