

Miscellaneous (Residential) **RESIDENTIAL**

8894 RUSSELL RD

RUSHFORD, NY 14777

\$193,229 TopHap Estimate · confidence 81 · as of Jul 14, 2026



2 ac
LOT SIZE

VALUATION

\$193K

\$156K low

\$230K high

Est. Owner Equity

\$193,229

TAX & ASSESSMENT

Property Tax

\$606 (2025)

Assessed Value

\$27,200

Previous Assessed	\$27,200
Assessor Market Value	\$45,300

PROPERTY FACTS

Property Type	Miscellaneous (Residential)
County	Allegany
Lot (acres)	2.00
Heating	None

CLIMATE RISK

1 FLOOD	6 WILDFIRE	55 HEAT	82 STORM	4 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 8, 2013	Quitclaim	Quit Claim Transfer			
Feb 8, 2013	Quitclaim	Quit Claim Transfer			
Mar 13, 2012	Recorded document	Grant Deed			

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

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	Owner occupied
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