

Residential - Vacant Land **RESIDENTIAL**

8833 RUSSELL RD
RUSHFORD, NY 14777



1 ac
LOT SIZE

VALUATION

Last Sale **\$25,000 · Nov 18, 2021**

TAX & ASSESSMENT

Property Tax	\$502 (2025)
Assessed Value	\$22,500
Previous Assessed	\$22,500
Assessor Market Value	\$37,500

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Allegany
Lot (acres)	1.00
Heating	None

CLIMATE RISK

99 FLOOD	7 WILDFIRE	55 HEAT	82 STORM	4 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 14, 2024	Quitclaim	Quit Claim Transfer			\$70K
Nov 3, 2021	Resale	Warranty Deed	\$25,000		
Oct 30, 2018	Resale	Warranty Deed	\$27,500		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cuba-Rushford Middle School	Middle	6–8	10.4 mi
Cuba-Rushford High School	High	9–12	10.4 mi
Cuba-Rushford Elementary School	Elementary	PK–5	11.8 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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