

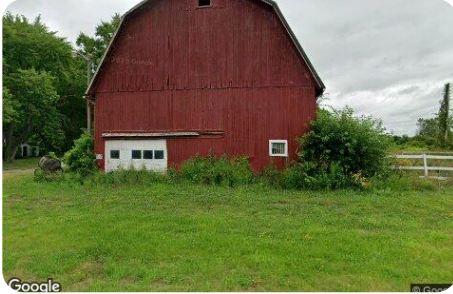
Rural Residence

**RESIDENTIAL**

# 2759 RANDALL RD

RANSOMVILLE, NY 14131

**\$343,508** TopHap Estimate · \$110 / ft² · confidence 88 · as of Jul 14, 2026



**5**

BEDS

**2**

BATHS

**3,136 ft²**

LIVING AREA

**14.06 ac**

LOT SIZE

**1910**

YEAR BUILT

**2**

STORIES

**4**

PARKING

## VALUATION

**\$344K**

\$303K low

\$384K high

Last Sale

**\$325,000 · Dec 4, 2023**

Est. Owner Equity

**\$51,008**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$200,100 |
| Previous Assessed     | \$200,100 |
| Assessor Market Value | \$444,700 |

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Rural Residence  |
| Style         | Traditional/Old  |
| County        | Niagara          |
| Lot (acres)   | 14.06            |
| Heating       | Forced Air       |
| Fireplace     | Yes              |
| Garage        | Garage, Detached |

Porch · 650 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Oct 31, 2023 | Resale | Warranty Deed | \$325,000 | \$104              | \$293K |
| Aug 10, 2007 | Resale | Warranty Deed | \$225,000 | \$72               | \$177K |
| Mar 12, 2007 | Resale | Warranty Deed | \$75,000  | \$24               |        |
| Jan 25, 2007 | Resale | Warranty Deed | \$91,250  | \$29               |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Wilson Middle/High School | Middle     | 6–12   | 2.7 mi   |
| Wilson Elementary School  | Elementary | PK–5   | 2.9 mi   |

District: Wilson 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 14131

|                                      |                                        |                                        |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>74</div> <div>CRIME INDEX</div> | <div>74</div> <div>AIR POLLUTION</div> | <div>5,322</div> <div>POPULATION</div> | <div>\$81K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>48%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|