

Duplex (2 Units, Any Combination)

RESIDENTIAL

274 RANDOLPH ST

ROCHESTER, NY 14621



4

BEDS

2

BATHS

2,150 ft²

LIVING AREA

0.1 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

Last Sale

\$121,500 · Dec 16, 2025

TAX & ASSESSMENT

Property Tax	\$1,251 (2025)
Assessed Value	\$130,600
Previous Assessed	\$130,600
Assessor Market Value	\$130,600

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	MONROE
Lot (acres)	0.10
Heating	Forced Air With Air Conditioning
Garage	Garage, Detached
Pool	No

Porch · 175 ft²

CLIMATE RISK

10 FLOOD	0 WILDFIRE	57 HEAT	71 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 9, 2025	Resale	Warranty Deed	\$121,500	\$57	\$91K
May 12, 2023	Quitclaim	Quit Claim Transfer			
Sep 18, 2019	Resale	Warranty Deed	\$71,000	\$33	\$53K
Jul 22, 2011	Resale	Warranty Deed	\$45,000	\$21	
Feb 5, 2007	Resale	Warranty Deed	\$58,000	\$27	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest College Preparatory High School	Middle	7–8	0.8 mi
School of the Arts	High	7–12	1.7 mi
School 58-World of Inquiry School	Elementary	PK–12	1.8 mi

District: Rochester City 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 14621

147 CRIME INDEX	85 AIR POLLUTION	32,090 POPULATION	\$35K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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