

Single Family Residence **RESIDENTIAL**

45 RANDOLPH ST

ROCHESTER, NY 14621

\$120,503 TopHap Estimate · \$88 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,370 ft²

LIVING AREA

3,440 ft²

LOT SIZE

1912

YEAR BUILT

3

STORIES

VALUATION

\$121K

\$105K low

\$136K high

Est. Owner Equity

\$120,503

TAX & ASSESSMENT

Property Tax	\$1,084 (2024)
Assessed Value	\$115,800
Previous Assessed	\$115,800
Assessor Market Value	\$115,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.08
Heating	Central
Cooling	Central
Garage	Garage, Detached

Porch · 300 ft²

CLIMATE RISK

1 FLOOD	0 WILDFIRE	57 HEAT	71 STORM	14 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwest College Preparatory High School	Middle	7–8	1.1 mi
School 58-World of Inquiry School	Elementary	PK–12	1.6 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
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

|
 OWNERSHIP

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