

Single Family Residence **RESIDENTIAL**

40 RANDALL ST

CORTLAND, NY 13045

\$184,926 TopHap Estimate · \$151 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,225 ft²

LIVING AREA

0.14 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$185K

\$165K low

\$205K high

Last Sale

\$160,000 · Oct 25, 2024

Est. Owner Equity

\$56,926

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$3,120 (2025)
Assessed Value	\$135,000
Previous Assessed	\$135,000
Assessor Market Value	\$139,175

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Cortland
Lot (acres)	0.14
Heating	Hot Water
Garage	Garage, Detached

Porch · 128 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 11, 2024	Resale	Executors Deed	\$160,000	\$131	\$128K
Jun 29, 2004	Resale	Warranty Deed	\$78,500	\$64	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cortland Junior High School	Middle	7–8	0.5 mi
Cortland High School	High	9–12	0.5 mi
Franklyn S Barry Primary School	Elementary	PK–2	1.2 mi

District: Cortland 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 13045

104 CRIME INDEX	92 AIR POLLUTION	27,776 POPULATION	\$65K MEDIAN IN-COME	45°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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