

Single Family Residence **RESIDENTIAL**

40 RANDOLPH ST

ROCHESTER, NY 14621

\$173,737 TopHap Estimate · \$111 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,566 ft²

LIVING AREA

4,120 ft²

LOT SIZE

1930

YEAR BUILT

3

STORIES

1

PARKING

VALUATION

\$174K

\$161K low

\$186K high

Last Sale

\$57,000 · Feb 17, 2006

Est. Owner Equity

\$115,806

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$1,074 (2024)
Assessed Value	\$114,700
Previous Assessed	\$114,700
Assessor Market Value	\$114,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Monroe
Lot (acres)	0.10
Heating	Forced Air
Garage	Garage, Detached

Porch · 154 ft²

CLIMATE RISK

10
FLOOD

0
WILDFIRE

57
HEAT

71
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 26, 2012	Non-arms-length	Warranty Deed	\$59,900	\$38	\$58K
Jul 23, 2009	Non-arms-length	Trustees Deed	\$72,820	\$47	
Sep 16, 2005	Resale	Warranty Deed	\$57,000	\$36	\$51K
Mar 23, 2005	Resale	Trustees Deed	\$34,000	\$22	
May 2, 2005	Resale	Grant Deed	\$24,000	\$15	

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

OWNERSHIP

Occupancy	Owner occupied
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