

Duplex (2 Units, Any Combination) **RESIDENTIAL**

50 RANDOLPH ST
ROCHESTER, NY 14621



3

BEDS

2

BATHS

2,051 ft²

LIVING AREA

4,200 ft²

LOT SIZE

1940

YEAR BUILT

3

STORIES

1

PARKING

VALUATION

Last Sale

\$42,000 · Sep 20, 2007

TAX & ASSESSMENT

Property Tax	\$1,015 (2024)
Assessed Value	\$108,400
Previous Assessed	\$108,400
Assessor Market Value	\$108,400

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Traditional/Old
County	Monroe
Lot (acres)	0.10
Heating	Hot Water
Garage	Garage, Detached

Porch · 146 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
Sep 15, 2007	Resale	Warranty Deed	\$42,000	\$20	\$36K
May 12, 2006	Resale	Warranty Deed	\$42,000	\$20	\$33K
Nov 18, 2005	Recorded document	Grant Deed			
Apr 22, 2005	Resale	Grant Deed	\$27,500	\$13	\$29K
Dec 7, 2004	Resale	Trustees Deed	\$31,022	\$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	Absentee owner
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