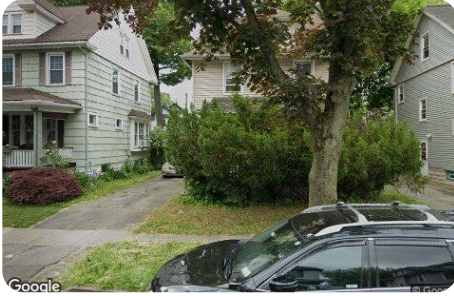


Single Family Residence **RESIDENTIAL**

35 RANDOLPH ST

ROCHESTER, NY 14621

\$101,467 TopHap Estimate · \$79 / ft² · confidence 84 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

1,278 ft²
LIVING AREA

3,608 ft²
LOT SIZE

1920
YEAR BUILT

2
STORIES

6
ROOMS

1
PARKING

VALUATION

\$101K

\$85K low

\$118K high

Est. Owner Equity

\$59,779

Loan-to-Value

38%

TAX & ASSESSMENT

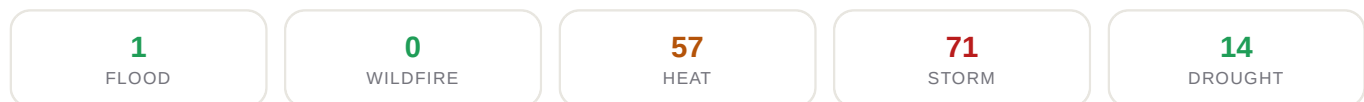
Property Tax	\$619 (2025)
Assessed Value	\$100,000
Previous Assessed	\$100,000
Assessor Market Value	\$100,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	MONROE
Lot (acres)	0.08
Heating	Forced Air With Air Conditioning
Garage	Garage, Detached
Pool	No

Porch · 194 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2007	Non-arms-length	Grant Deed	\$52,000	\$41	

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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