

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

8871 RUSSELL RD

RUSHFORD, NY 14777

3

BEDS

1

BATHS

920 ft²

LIVING AREA

2.3 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

Last Sale

\$9,000 · Jul 23, 2025

TAX & ASSESSMENT

Property Tax	\$2,117 (2025)
Assessed Value	\$95,000
Previous Assessed	\$95,000
Assessor Market Value	\$158,300

PROPERTY FACTS

Property Type	Seasonal, Cabin, Vacation Residence
Style	Cottage
County	Allegany
Lot (acres)	2.30
Foundation	Mat/Raft Foundation (Slab)
Heating	Forced Air

Fireplace	Yes
Garage	Garage, Detached

Porch · 144 ft²

CLIMATE RISK

89
FLOOD

7
WILDFIRE

55
HEAT

82
STORM

4
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2023	Resale	Warranty Deed	\$40,000	\$43	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cuba-Rushford Middle School	Middle	6–8	10.6 mi
Cuba-Rushford High School	High	9–12	10.6 mi
Cuba-Rushford Elementary School	Elementary	PK–5	12.0 mi

District: Cuba-Rushford Central 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 14777

90
CRIME INDEX

87
AIR POLLUTION

376
POPULATION

\$72K
MEDIAN IN-
COME

45°F
AVG TEMP

48%
SUNSHINE

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