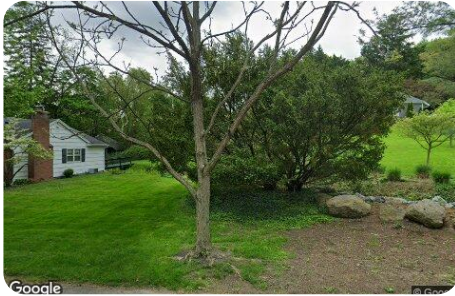
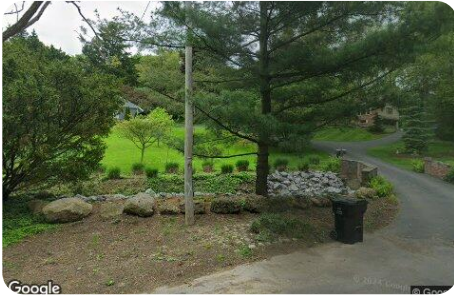


Single Family Residence **RESIDENTIAL**

46 RAND PL
PITTSFORD, NY 14534

\$648,481 TopHap Estimate · \$217 / ft² · confidence 88 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,985 ft²
LIVING AREA

0.97 ac
LOT SIZE

1950
YEAR BUILT

2
STORIES

VALUATION

\$648K

\$573K low

\$724K high

Last Sale

\$330,000 · Oct 16, 2007

Est. Owner Equity

\$548,481

Loan-to-Value

16%

TAX & ASSESSMENT

Assessed Value	\$330,000
Previous Assessed	\$330,000
Assessor Market Value	\$578,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Monroe
Lot (acres)	0.97
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

Porch · 304 ft²

CLIMATE RISK

10
FLOOD

15
WILDFIRE

58
HEAT

75
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2007	Resale	Warranty Deed	\$330,000	\$111	\$264K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jefferson Road Elementary School	Elementary	KG–5	0.3 mi
Sutherland High School	High	9–12	0.5 mi
Calkins Road Middle School	Middle	6–8	1.9 mi

District: Pittsford 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.

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 NEIGHBORHOOD · ZIP 14534

21 CRIME INDEX	84 AIR POLLUTION	32,790 POPULATION	\$144K MEDIAN IN-COME	48°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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