

Single Family Residence **RESIDENTIAL**

39 RANDALL WOOD DR

MONTAGUE, MA 01351

\$428,193 TopHap Estimate · \$261 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,638 ft²

LIVING AREA

0.36 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$428K

\$390K low

\$466K high

Last Sale

\$99,000 · Jan 21, 1994

Est. Owner Equity

\$328,193

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$5,383 (2025)
Assessed Value	\$353,900
Previous Assessed	\$353,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Franklin
Lot (acres)	0.36
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

15
WILDFIRE

58
HEAT

94
STORM

10
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 20, 2009	Financing	Mortgage			\$100K
Jun 18, 2007	Financing	Mortgage			\$65K
Dec 12, 2005	Financing	Mortgage			\$40K
Jul 9, 2003	Financing	Mortgage			\$80K
Jun 3, 2003	Financing	Grant Deed			\$50K
Jun 3, 2003	Financing	Mortgage			\$50K
Jun 22, 1999	Financing	Mortgage			\$50K
May 26, 1998	Financing	Mortgage			\$40K
Dec 10, 1992	Resale	Grant Deed	\$99,000	\$60	\$85K
Sep 18, 1992	Resale	Grant Deed	\$20,000	\$12	\$88K
Sep 3, 1992	Resale	Grant Deed	\$20,000	\$12	

Aug 14, 1992	Resale	Grant Deed	\$20,000	\$12	
Aug 13, 1992	Resale	Grant Deed	\$95,000	\$58	\$90K
Aug 13, 1992	Financing	Mortgage			\$16K
Jun 5, 1992	Resale	Grant Deed	\$20,000	\$12	
May 8, 1992	Resale	Grant Deed	\$105,000	\$64	\$100K
Aug 26, 1991	Resale	Grant Deed	\$109,900	\$67	\$104K
Jul 31, 1991	Resale	Grant Deed	\$95,000	\$58	\$90K
Jul 11, 1991	Resale	Grant Deed	\$85,000	\$52	\$81K
Jun 28, 1991	Resale	Grant Deed	\$109,900	\$67	\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Turners Fall High School	High	9–12	1.0 mi
Great Falls Middle School	Middle	6–8	1.0 mi
Hillcrest Elementary School	Elementary	PK–1	1.3 mi

District: Gill-Montague 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 01351

62 CRIME INDEX	89 AIR POLLUTION	2,183 POPULATION	\$90K MEDIAN IN-COME	46°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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