

Single Family Residence **RESIDENTIAL**

12 RICHARD DR

BERLIN, MA 01503

\$598,106 TopHap Estimate · \$303 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,974 ft²

LIVING AREA

0.75 ac

LOT SIZE

1963

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$598K

\$564K low

\$632K high

Est. Owner Equity

\$482,106

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$7,085 (2025)
Assessed Value	\$499,300
Previous Assessed	\$499,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Worcester
Lot (acres)	0.75
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 17, 2021	Quitclaim	Quit Claim Transfer			
Feb 6, 2003	Financing	Mortgage			\$116K
Nov 22, 1999	Financing	Mortgage			\$40K
Apr 18, 1996	Financing	Mortgage			\$40K
Mar 29, 1993	Financing	Mortgage			\$8K
Dec 4, 1991	Financing	Mortgage			\$4K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Berlin Memorial School	Elementary	KG–5	1.5 mi
Tahanto Regional High School	Middle	6–12	2.8 mi

District: Berlin-Boylston 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 01503

125 CRIME INDEX	97 AIR POLLUTION	3,412 POPULATION	\$117K MEDIAN IN-COME	48°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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