

Single Family Residence **RESIDENTIAL**

21 RANDALL RD

BERLIN, MA 01503

\$1,150,000 TopHap Estimate · \$323 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,556 ft²

LIVING AREA

3.72 ac

LOT SIZE

1987

YEAR BUILT

3

STORIES

8

ROOMS

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Est. Owner Equity

\$997,000

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$13,554 (2025)
Assessed Value	\$955,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WORCESTER
Lot (acres)	3.72
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 3, 1993	Financing	Mortgage			\$153K
May 12, 1993	Financing	Mortgage			\$153K
Dec 10, 1991	Resale	Grant Deed	\$258,000	\$73	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Berlin Memorial School	Elementary	KG–5	1.6 mi
Tahanto Regional High School	Middle	6–12	5.1 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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