

Single Family Residence

RESIDENTIAL

4 RANDALL RD

BERLIN, MA 01503

\$820,948 TopHap Estimate · \$322 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,546 ft²

LIVING AREA

2.05 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$821K

\$775K low

\$867K high

Last Sale

\$1 · Feb 23, 2010

Est. Owner Equity

\$0

Loan-to-Value

239%

TAX & ASSESSMENT

Property Tax	\$10,431 (2025)
Assessed Value	\$735,100
Previous Assessed	\$735,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Worcester
Lot (acres)	2.05
Roof	Asphalt
Heating	Electric
Cooling	Yes
Fireplace	Yes

CLIMATE RISK

1 FLOOD	29 WILDFIRE	59 HEAT	87 STORM	33 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2014	Quitclaim	Quit Claim Transfer	\$422,500	\$166	\$359K
Feb 23, 2010	Recorded document	Grant Deed	\$1	\$0	
Mar 29, 2004	Financing	Mortgage			\$100K
Mar 29, 2004	Financing	Mortgage			\$257K
Oct 31, 2003	Resale	Grant Deed	\$355,000	\$139	\$250K
Sep 22, 2003	Financing	Mortgage			\$262K
Oct 4, 2002	Financing	Mortgage			\$264K
May 19, 2000	Financing	Mortgage			\$54K
Jun 19, 1998	Resale	Grant Deed	\$245,000	\$96	\$221K
Aug 29, 1996	Financing	Mortgage			\$15K
Sep 18, 1995	Financing	Mortgage			\$85K
Feb 17, 1993	Financing	Mortgage			\$55K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Berlin Memorial School	Elementary	KG–5	1.4 mi
Tahanto Regional High School	Middle	6–12	4.9 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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