

Single Family Residence **RESIDENTIAL**

20 RANDALL RD

MONTAGUE, MA 01351

\$337,861 TopHap Estimate · \$295 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,144 ft²

LIVING AREA

1.29 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$338K

\$324K low

\$352K high

Last Sale

\$82,000 · Jun 1, 1992

Est. Owner Equity

\$162,461

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$4,441 (2025)
Assessed Value	\$292,000
Previous Assessed	\$292,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Franklin
Lot (acres)	1.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Electric
Fireplace	Yes
Pool	No

CLIMATE RISK

75
 FLOOD

18
 WILDFIRE

10
 DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 11, 2007	Financing	Mortgage			\$150K
Dec 6, 2005	Recorded document	Grant Deed	\$1	\$0	
Jun 1, 1992	Resale	Grant Deed	\$82,000	\$72	\$83K
Jun 1, 1992	Resale	Grant Deed	\$76,700	\$67	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Turners Fall High School	High	9–12	0.5 mi
Great Falls Middle School	Middle	6–8	0.5 mi
Hillcrest Elementary School	Elementary	PK–1	1.1 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
--------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------