

Single Family Residence **RESIDENTIAL**

40 RANDALL RD

MONTAGUE, MA 01351

\$376,573 TopHap Estimate · \$199 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,892 ft²

LIVING AREA

0.81 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$377K

\$344K low

\$410K high

Last Sale

\$244,500 · Jul 9, 2019

Est. Owner Equity

\$316,573

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$4,727 (2025)
Assessed Value	\$310,800
Previous Assessed	\$310,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Franklin
Lot (acres)	0.81
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Roof	Asphalt
Heating	Electric
Pool	No

CLIMATE RISK

1 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
Jun 11, 2019	Resale	Quit Claim Transfer	\$244,500	\$129	
May 20, 2003	Financing	Mortgage			\$117K
Jan 23, 2002	Financing	Mortgage			\$99K
Oct 12, 1999	Financing	Mortgage			\$46K
Apr 15, 1997	Financing	Mortgage			\$59K
Oct 23, 1987	Financing	Mortgage			\$36K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Turners Fall High School	High	9–12	0.7 mi
Great Falls Middle School	Middle	6–8	0.7 mi
Hillcrest Elementary School	Elementary	PK–1	1.2 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
-----------	-----------------------