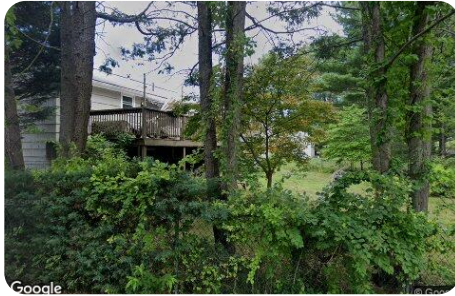


Single Family Residence **RESIDENTIAL**

# 23 PETIPAS LN

RANDOLPH, MA 02368

**\$694,170** TopHap Estimate · \$556 / ft² · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**1.5**

BATHS

**1,248 ft²**

LIVING AREA

**0.28 ac**

LOT SIZE

**1969**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$694K**

\$650K low

\$739K high

Last Sale

**\$373,000 · Feb 4, 2019**

Est. Owner Equity

**\$357,652**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,525 (2025) |
| Assessed Value        | \$562,000      |
| Assessor Market Value | \$521,645      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Raised Ranch                     |
| County        | NORFOLK                          |
| Lot (acres)   | 0.28                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------------------------|-----------|--------------------|--------|
| Jan 30, 2019 | Resale    | Quit Claim Arm'S Length For Ne States | \$373,000 | \$299              | \$343K |
| Oct 13, 2016 | Quitclaim | Quit Claim Transfer                   |           |                    |        |
| Nov 30, 2009 | Financing | Mortgage                              |           |                    | \$192K |
| Sep 14, 1999 | Financing | Mortgage                              |           |                    | \$66K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| J F Kennedy Elementary School    | Elementary | PK–5   | 0.4 mi   |
| Randolph High School             | High       | 9–12   | 0.6 mi   |
| Randolph Community Middle School | Middle     | 6–8    | 2.3 mi   |

District: Randolph 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 02368

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>36,419</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|