

Single Family Residence **RESIDENTIAL**

33 RANDALL WOOD DR

MONTAGUE, MA 01351

\$410,539 TopHap Estimate · \$244 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,680 ft²

LIVING AREA

0.36 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$411K

\$384K low

\$437K high

Last Sale

\$18,000 · Dec 29, 1994

Est. Owner Equity

\$343,539

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$5,374 (2025)
Assessed Value	\$353,300
Previous Assessed	\$353,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Franklin
Lot (acres)	0.36
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 22, 2003	Financing	Mortgage			\$40K
Oct 22, 2003	Financing	Mortgage			\$78K
Feb 14, 2001	Financing	Mortgage			\$33K
Dec 6, 1999	Financing	Mortgage			\$15K
Dec 29, 1994	Resale	Grant Deed	\$18,000	\$11	\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Turners Fall High School	High	9–12	1.0 mi
Great Falls Middle School	Middle	6–8	1.0 mi
Hillcrest Elementary School	Elementary	PK–1	1.3 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
-----------	-----------------------