

Single Family Residence

RESIDENTIAL

36 RANDALL WOOD DR

MONTAGUE, MA 01351

\$490,045 TopHap Estimate · \$238 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,058 ft²

LIVING AREA

0.64 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$490K

\$461K low

\$519K high

Last Sale

\$151,000 · Aug 11, 1999

Est. Owner Equity

\$198,045

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,035 (2025)
Assessed Value	\$396,800
Previous Assessed	\$396,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Franklin
Lot (acres)	0.64
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	15 WILDFIRE	58 HEAT	94 STORM	10 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2019	Quitclaim	Quit Claim Transfer			\$132K
Oct 20, 2009	Financing	Mortgage			\$41K
Aug 19, 2009	Financing	Mortgage			\$41K
Nov 23, 2005	Recorded document	Grant Deed	\$1	\$0	
May 29, 2003	Financing	Mortgage			\$48K
Apr 1, 2002	Financing	Mortgage			\$137K
Aug 11, 1999	Resale	Grant Deed	\$151,000	\$73	\$121K
Oct 19, 1998	Financing	Mortgage			\$104K
May 10, 1996	Financing	Mortgage			\$105K
Dec 9, 1994	Resale	Grant Deed	\$24,000	\$12	\$24K
Mar 7, 1989	Financing	Mortgage			\$80K

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

OWNERSHIP

Occupancy	Owner occupied
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