

Single Family Residence

RESIDENTIAL

8 RANDALL WOOD DR

MONTAGUE, MA 01351

\$312,819 TopHap Estimate · \$309 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,012 ft²

LIVING AREA

0.48 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$313K

\$282K low

\$344K high

Last Sale

\$204,000 · Feb 21, 2019

Est. Owner Equity

\$46,419

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$4,434 (2025)
Assessed Value	\$291,500
Previous Assessed	\$291,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Franklin
Lot (acres)	0.48
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
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
Aug 31, 2007	Resale	Grant Deed	\$186,000	\$184	\$115K
Jul 16, 2003	Financing	Grant Deed			\$27K
Jul 16, 2003	Financing	Grant Deed			\$4K
Jul 16, 2003	Resale	Grant Deed	\$133,000	\$131	\$102K
Apr 3, 2001	Financing	Mortgage			\$79K
Jun 1, 2000	Financing	Mortgage			\$76K
Jan 12, 1995	Resale	Grant Deed	\$85,000	\$84	\$81K
Jan 12, 1995	Financing	Mortgage			\$5K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Turners Fall High School	High	9–12	0.8 mi
Great Falls Middle School	Middle	6–8	0.8 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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