

Single Family Residence **RESIDENTIAL**

5 RANDALL WOOD DR

MONTAGUE, MA 01351

\$413,691 TopHap Estimate · \$253 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,638 ft²

LIVING AREA

0.37 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$414K

\$395K low

\$432K high

Last Sale

\$128,000 · Dec 29, 1995

Est. Owner Equity

\$205,025

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$4,934 (2025)
Assessed Value	\$324,400
Previous Assessed	\$324,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Franklin
Lot (acres)	0.37
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 19, 2011	Financing	Mortgage			\$177K
Jun 9, 2005	Financing	Mortgage			\$160K
Oct 30, 2003	Financing	Mortgage			\$30K
Mar 10, 2003	Financing	Mortgage			\$126K
Feb 5, 1999	Financing	Mortgage			\$132K
Dec 29, 1995	Resale	Grant Deed	\$128,000	\$78	\$131K
Dec 9, 1991	Resale	Grant Deed	\$100,000	\$61	\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Turners Fall High School	High	9–12	0.9 mi
Great Falls Middle School	Middle	6–8	0.9 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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