

Single Family Residence **RESIDENTIAL**

55 RANDALL WOOD DR

MONTAGUE, MA 01351

\$266,247 TopHap Estimate · \$263 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,012 ft²
LIVING AREA

0.34 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$266K

\$240K low

\$292K high

Last Sale

\$85,000 · Nov 15, 1990

Est. Owner Equity

\$243,247

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$3,876 (2025)
Assessed Value	\$254,800
Previous Assessed	\$254,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Franklin
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2001	Financing	Mortgage			\$23K

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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