

Single Family Residence **RESIDENTIAL**

76 RANDLETT PARK

WEST NEWTON, MA 02465

\$1,407,359 TopHap Estimate · \$625 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,252 ft²

LIVING AREA

0.17 ac

LOT SIZE

1926

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Est. Owner Equity

\$687,359

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$13,114 (2025)
Assessed Value	\$1,338,200
Assessor Market Value	\$1,372,180

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MIDDLESEX
Lot (acres)	0.17
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 18, 2021	Quitclaim	Quit Claim Transfer			
Apr 9, 2021	Quitclaim	Quit Claim Transfer			
May 22, 2014	Quitclaim	Quit Claim Transfer			
Jun 14, 2004	Financing	Mortgage			\$119K
Feb 25, 2003	Financing	Mortgage			\$480K
Jul 2, 2002	Financing	Mortgage			\$483K
Aug 21, 2001	Resale	Grant Deed	\$611,000	\$271	\$488K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
F. A. Day Middle School	Middle	6–8	0.4 mi
Horace Mann Elementary School	Elementary	KG–5	0.7 mi
Newton North High School	High	9–12	0.9 mi

District: Newton 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 02465

59 CRIME INDEX	105 AIR POLLUTION	13,311 POPULATION	\$170K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------