

Single Family Residence

RESIDENTIAL

1 RANDALL WOOD DR

MONTAGUE, MA 01351

\$429,880

TopHap Estimate · \$330 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,304 ft²

LIVING AREA

0.36 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$430K

\$408K low

\$451K high

Last Sale

\$350,000 · Feb 28, 2022

Est. Owner Equity

\$79,880

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$5,231 (2025)
Assessed Value	\$343,900
Previous Assessed	\$343,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Franklin
Lot (acres)	0.36
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 25, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$350,000	\$268	\$350K
Sep 24, 2019	Quitclaim	Quit Claim Transfer			
Aug 13, 2015	Resale	Quit Claim Arm'S Length For Ne States	\$167,000	\$128	\$167K
Mar 23, 2015	Non-arms-length	Foreclosure	\$175,000	\$134	
Mar 29, 1995	Resale	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$81,000	\$62	\$81K

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	1.4 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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