

Single Family Residence **RESIDENTIAL**

19 RANDALL WOOD DR

MONTAGUE, MA 01351

\$398,995 TopHap Estimate · \$296 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,348 ft²
LIVING AREA

0.34 ac
LOT SIZE

1991
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$399K

\$365K low

\$433K high

Last Sale

\$269,725 · Nov 18, 2019

Est. Owner Equity

\$113,295

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,884 (2025)
Assessed Value	\$321,100
Previous Assessed	\$321,100

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
Nov 13, 2019	Resale	Quit Claim Arm'S Length For Ne States	\$269,725	\$200	\$216K
Nov 18, 2011	Resale	Grant Deed	\$213,000	\$158	
Jul 11, 1991	Financing	Mortgage			\$14K

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	Absentee owner
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