

Single Family Residence **RESIDENTIAL**

# 85 OLD ST

RANDOLPH, MA 02368

**\$708,478** TopHap Estimate · \$354 / ft² · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,004 ft²**

LIVING AREA

**1.01 ac**

LOT SIZE

**1905**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$708K**

\$672K low

\$745K high

Last Sale

**\$350,000 · Jan 18, 2017**

Est. Owner Equity

**\$381,478**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$6,859 (2025)</b> |
| Assessed Value        | <b>\$590,800</b>      |
| Assessor Market Value | <b>\$578,550</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Conventional</b>            |
| County        | <b>NORFOLK</b>                 |
| Lot (acres)   | <b>1.01</b>                    |
| Construction  | <b>Frame (Unspecified)</b>     |
| Roof          | <b>Asphalt</b>                 |
| Heating       | <b>Steam</b>                   |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|---------------------------------------|-----------|--------------------|--------|
| <b>Jan 18, 2017</b> | Resale    | Quit Claim Arm'S Length For Ne States | \$350,000 | \$175              | \$344K |
| <b>Oct 28, 1992</b> | Financing | Mortgage                              |           |                    | \$50K  |
| <b>Sep 14, 1987</b> | Financing | Mortgage                              |           |                    | \$65K  |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| <b>Randolph Community Middle School</b> | Middle     | 6–8    | 0.4 mi   |
| <b>North Randolph Elementary School</b> | Elementary | KG–5   | 1.2 mi   |
| <b>Randolph High School</b>             | High       | 9–12   | 2.0 mi   |

District: Randolph 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 02368

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>36,419</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|