

Rural Residence

RESIDENTIAL

69 RANDALL RD

BERLIN, MA 01503

\$1,069,135 TopHap Estimate · \$345 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

3,096 ft²

LIVING AREA

20.98 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.1M

\$977K low

\$1.2M high

Est. Owner Equity

\$949,135

Loan-to-Value

11%

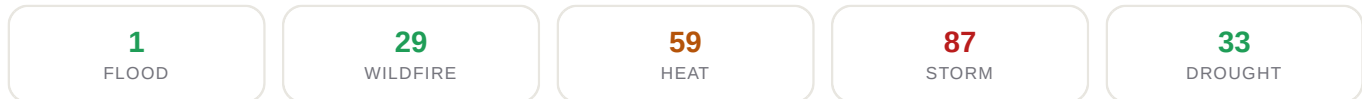
TAX & ASSESSMENT

Assessed Value	\$915,400
Assessor Market Value	\$962,065

PROPERTY FACTS

Property Type	Rural Residence
Style	Colonial
County	WORCESTER
Lot (acres)	20.98
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 3, 2019	Quitclaim	Quit Claim Transfer			
Aug 5, 1993	Financing	Mortgage			\$120K
Jan 27, 1993	Financing	Mortgage			\$120K
Jan 10, 1992	Resale	Grant Deed	\$150,000	\$48	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Berlin Memorial School	Elementary	KG–5	1.7 mi
Tahanto Regional High School	Middle	6–12	4.9 mi

District: Berlin-Boylston 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 01503

125 CRIME INDEX	97 AIR POLLUTION	3,412 POPULATION	\$117K MEDIAN IN-COME	48°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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