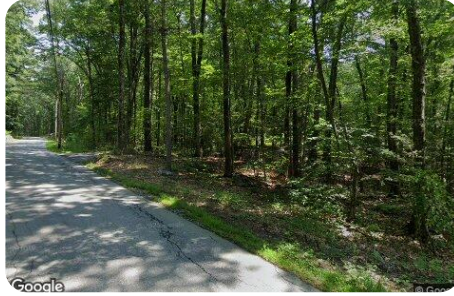


Single Family Residence **RESIDENTIAL**

162 RANDALL RD

BERLIN, MA 01503

\$1,196,012 TopHap Estimate · \$266 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

4

BATHS

4,488 ft²

LIVING AREA

6.29 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Est. Owner Equity

\$572,012

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$14,565 (2025)
Assessed Value	\$1,026,400
Previous Assessed	\$1,026,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Worcester
Lot (acres)	6.29
Foundation	Mat/Raft Foundation (Slab)
Roof	Roll Composition (rolled Mineral Roof)
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 26, 2008	Financing	Mortgage			\$195K
Mar 18, 2008	Financing	Mortgage			\$50K
Oct 11, 2002	Financing	Mortgage			\$185K
Dec 18, 2001	Financing	Mortgage			\$240K
May 10, 1999	Financing	Mortgage			\$240K
Apr 8, 1999	Financing	Mortgage			\$20K
Apr 8, 1999	Financing	Mortgage			\$130K
Aug 4, 1997	Financing	Mortgage			\$130K
Jun 16, 1997	Financing	Mortgage			\$24K
May 1, 1996	Financing	Mortgage			\$30K
Jun 15, 1993	Financing	Mortgage			\$255K
Apr 25, 1990	Financing	Mortgage			\$250K
Sep 26, 1989	Financing	Mortgage			\$188K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Berlin Memorial School	Elementary	KG–5	1.6 mi
Tahanto Regional High School	Middle	6–12	4.5 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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