

Single Family Residence **RESIDENTIAL**

# 61 RANDALL RD

MONTAGUE, MA 01351

**\$534,619** TopHap Estimate · \$332 / ft² · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,608 ft²**

LIVING AREA

**1.74 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$535K**

\$523K low

\$546K high

Last Sale

**\$148,500 · Apr 8, 1994**

Est. Owner Equity

**\$342,619**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,947 (2025) |
| Assessed Value    | \$391,000      |
| Previous Assessed | \$391,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Raised Ranch            |
| County        | Franklin                |
| Lot (acres)   | 1.74                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|------------|-----------|--------------------|-------|
| Aug 18, 2004 | Financing | Mortgage   |           |                    | \$25K |
| Jul 12, 2004 | Financing | Mortgage   |           |                    | \$70K |
| Apr 8, 1994  | Resale    | Grant Deed | \$148,500 | \$92               | \$89K |

## 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

|                                      |                                        |                                        |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>62</div> <div>CRIME INDEX</div> | <div>89</div> <div>AIR POLLUTION</div> | <div>2,183</div> <div>POPULATION</div> | <div>\$90K</div> <div>MEDIAN IN-COME</div> | <div>46°F</div> <div>AVG TEMP</div> | <div>50%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|