

Single Family Residence **RESIDENTIAL**

# 13 RAND ST

RANDOLPH, MA 02368

**\$404,810** TopHap Estimate · \$519 / ft² · confidence 96 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**780 ft²**

LIVING AREA

**0.23 ac**

LOT SIZE

**1952**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

## VALUATION

**\$405K**

**\$389K low**

**\$421K high**

Last Sale

**\$100,000 · Sep 12, 2014**

Est. Owner Equity

**\$404,810**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,054 (2025) |
| Assessed Value        | \$435,300      |
| Assessor Market Value | \$419,710      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | NORFOLK                 |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-----------|--------------------|------|
| Aug 22, 2014 | Quitclaim | Quit Claim Transfer | \$100,000 | \$128              |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Margaret L Donovan               | Elementary | KG–5   | 1.2 mi   |
| Randolph Community Middle School | Middle     | 6–8    | 1.5 mi   |
| Randolph High School             | High       | 9–12   | 2.9 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

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

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|