

Condominium

**RESIDENTIAL**

# 13 ROBERT AREY DR

RANDOLPH, MA 02368

**\$347,755** TopHap Estimate · \$307 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,134 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1968**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$348K**

\$332K low

\$364K high

Last Sale

**\$950,000 · Jul 18, 2025**

Est. Owner Equity

**\$0**

Loan-to-Value

**277%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,186 (2025) |
| Assessed Value        | \$274,400      |
| Assessor Market Value | \$892,430      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| County        | NORFOLK                          |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------------------------|-----------|--------------------|--------|
| Jul 17, 2025 | Resale    | Quit Claim Arm'S Length For Ne States | \$950,000 | \$838              | \$950K |
| Jun 23, 2022 | Quitclaim | Quit Claim Transfer                   |           |                    |        |
| Jun 23, 2022 | Quitclaim | Quit Claim Transfer                   |           |                    |        |
| Mar 25, 2008 | Financing | Mortgage                              |           |                    | \$28K  |
| Jan 31, 2005 | Financing | Mortgage                              |           |                    | \$145K |
| Dec 22, 1998 | Financing | Mortgage                              |           |                    | \$102K |
| Jun 14, 1993 | Financing | Mortgage                              |           |                    | \$102K |
| Aug 7, 1990  | Resale    | Grant Deed                            | \$213,000 | \$188              | \$202K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| J F Kennedy Elementary School    | Elementary | PK–5   | 0.7 mi   |
| Randolph High School             | High       | 9–12   | 0.7 mi   |
| Randolph Community Middle School | Middle     | 6–8    | 1.3 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>Absentee owner</b> |
|-----------|-----------------------|