

Single Family Residence **RESIDENTIAL**

45 RANDALL WOOD DR

MONTAGUE, MA 01351

\$281,532 TopHap Estimate · \$293 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

960 ft²

LIVING AREA

0.34 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$282K

\$257K low

\$306K high

Last Sale

\$85,000 · Jan 30, 1995

Est. Owner Equity

\$117,932

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$3,882 (2025)
Assessed Value	\$255,200
Previous Assessed	\$255,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Franklin
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 26, 2011	Financing	Mortgage			\$158K
Oct 26, 2011	Recorded document	Grant Deed	\$1	\$0	
May 18, 2009	Financing	Mortgage			\$143K
Sep 16, 2008	Financing	Mortgage			\$65K
Jul 17, 2006	Financing	Mortgage			\$50K
Mar 4, 2003	Financing	Mortgage			\$80K
Oct 14, 1998	Financing	Mortgage			\$35K
Aug 31, 1998	Financing	Mortgage			\$83K
Jan 30, 1995	Resale	Grant Deed	\$85,000	\$89	\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Turners Fall High School	High	9–12	1.0 mi
Great Falls Middle School	Middle	6–8	1.0 mi
Hillcrest Elementary School	Elementary	PK–1	1.3 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

62 CRIME INDEX	89 AIR POLLUTION	2,183 POPULATION	\$90K MEDIAN IN-COME	46°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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