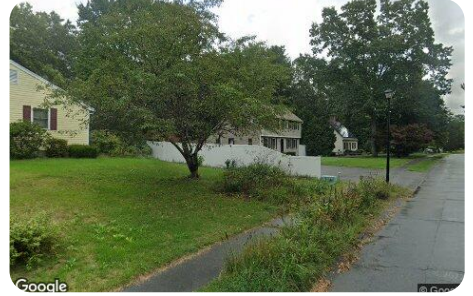


Single Family Residence **RESIDENTIAL**

22 RANDALL WOOD DR

MONTAGUE, MA 01351

\$395,946 TopHap Estimate · \$273 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,452 ft²

LIVING AREA

0.34 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$396K

\$369K low

\$423K high

Last Sale

\$137,000 · Apr 30, 1999

Est. Owner Equity

\$287,191

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$5,114 (2025)
Assessed Value	\$336,200
Previous Assessed	\$336,200

PROPERTY FACTS

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

CLIMATE RISK

39
FLOOD

16
WILDFIRE

10
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 23, 2011	Recorded document	Grant Deed	\$1	\$0	
Apr 30, 1999	Resale	Grant Deed	\$137,000	\$94	\$110K
Apr 27, 1994	Financing	Mortgage			\$85K
Jan 31, 1992	Financing	Mortgage			\$82K

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	1.3 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
--------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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