

Single Family Residence **RESIDENTIAL**

76 RANDALL RD

BERLIN, MA 01503

\$808,686 TopHap Estimate · \$401 / ft² · confidence 95 · as of Jul 14, 2026



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4

BEDS

5

BATHS

2,016 ft²

LIVING AREA

3.52 ac

LOT SIZE

1880

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$809K

\$765K low

\$852K high

Last Sale

\$500,000 · Aug 29, 2017

Est. Owner Equity

\$414,286

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$9,808 (2025)
Assessed Value	\$691,200
Previous Assessed	\$691,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Worcester
Lot (acres)	3.52
Roof	Asphalt
Heating	Hot Water

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 28, 2021	Quitclaim	Quit Claim Transfer			\$370K
Oct 28, 2021	Quitclaim	Quit Claim Transfer			\$370K
Sep 8, 2017	Quitclaim	Quit Claim Transfer			
Aug 29, 2017	Resale	Quit Claim Arm'S Length For Ne States	\$500,000	\$248	\$400K
Aug 5, 2013	Financing	Mortgage			\$50K
Jul 17, 2012	Financing	Mortgage			\$289K
Apr 14, 2009	Financing	Mortgage			\$305K
May 31, 2007	Resale	Deed	\$540,000	\$268	\$300K
Jun 29, 2005	Financing	Mortgage			\$50K
Dec 5, 2003	Financing	Mortgage			\$10K
Dec 5, 2003	Financing	Mortgage			\$225K
Feb 22, 2000	Financing	Mortgage			\$175K
Jan 30, 1992	Financing	Mortgage			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Berlin Memorial School	Elementary	KG–5	1.7 mi
Tahanto Regional High School	Middle	6–12	4.9 mi

District: Berlin-Boylston School District



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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 01503

125 CRIME INDEX	97 AIR POLLUTION	3,412 POPULATION	\$117K MEDIAN IN-COME	48°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner