

Single Family Residence **RESIDENTIAL**

161 RANDALL RD

BERLIN, MA 01503

\$1,107,419 TopHap Estimate · \$467 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,369 ft²

LIVING AREA

8.1 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.1M

\$994K low

\$1.2M high

Last Sale

\$1,065,000 · Jul 18, 2025

Est. Owner Equity

\$255,419

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$11,143 (2025)
Assessed Value	\$785,300
Assessor Market Value	\$1,019,825

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	WORCESTER
Lot (acres)	8.10
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	27 WILDFIRE	59 HEAT	87 STORM	33 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 18, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$1,065,000	\$450	\$852K
Oct 23, 2023	Resale	Quit Claim Arm'S Length For Ne States	\$1,000,000	\$422	
Jun 1, 2009	Financing	Mortgage			\$863K
Jun 1, 2009	Recorded document	Grant Deed	\$1	\$0	
Sep 4, 2002	Financing	Mortgage			\$230K
Apr 27, 1992	Resale	Grant Deed	\$55,000	\$23	\$153K
Dec 29, 1989	Resale	Grant Deed	\$390,000	\$165	\$250K
Nov 22, 1988	Financing	Mortgage			\$300K
Jul 29, 1988	Resale	Grant Deed	\$130,000	\$55	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Berlin Memorial School	Elementary	KG–5	1.7 mi
Tahanto Regional High School	Middle	6–12	4.5 mi

District: Berlin-Boylston 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 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	Owner occupied
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