

Single Family Residence **RESIDENTIAL**

34 RANDALL RD

MONTAGUE, MA 01351

\$248,480 TopHap Estimate · \$272 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

912 ft²

LIVING AREA

1.01 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$248K

\$239K low

\$258K high

Last Sale

\$92,000 · Nov 26, 1986

Est. Owner Equity

\$0

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$4,009 (2025)
Assessed Value	\$263,600
Previous Assessed	\$263,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Franklin
Lot (acres)	1.01
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	10 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2011	Financing	Mortgage			\$140K
Jun 8, 2009	Financing	Mortgage			\$149K
Jun 15, 1999	Financing	Mortgage			\$5K
Nov 3, 1989	Financing	Mortgage			\$94K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Turners Fall High School	High	9–12	0.7 mi
Great Falls Middle School	Middle	6–8	0.7 mi
Hillcrest Elementary School	Elementary	PK–1	1.2 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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