

Single Family Residence **RESIDENTIAL**

40 RANDALL RD

BERLIN, MA 01503

\$694,035 TopHap Estimate · \$293 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,370 ft²

LIVING AREA

2.3 ac

LOT SIZE

1914

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$694K

\$663K low

\$726K high

Last Sale

\$325,000 · Jul 18, 2012

Est. Owner Equity

\$428,213

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$7,546 (2025)
Assessed Value	\$531,800
Previous Assessed	\$531,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Worcester
Lot (acres)	2.30
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 21, 2019	Quitclaim	Quit Claim Transfer			\$270K
Jul 18, 2012	Resale	Quit Claim Arm'S Length For Ne States	\$325,000	\$137	\$314K
Mar 18, 2008	Financing	Mortgage			\$75K
Aug 10, 2006	Financing	Mortgage			\$66K
Dec 23, 2005	Financing	Mortgage			\$200K
Dec 10, 2003	Financing	Mortgage			\$75K
Jun 21, 1996	Financing	Mortgage			\$30K
Jun 3, 1994	Financing	Mortgage			\$30K
Oct 22, 1992	Financing	Mortgage			\$60K
Apr 10, 1990	Financing	Mortgage			\$24K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Berlin Memorial School	Elementary	KG–5	1.6 mi
Tahanto Regional High School	Middle	6–12	4.9 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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