

Single Family Residence **RESIDENTIAL**

86 RANDALL ST

WORCESTER, MA 01606

\$611,899 TopHap Estimate · \$531 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,152 ft²

LIVING AREA

0.29 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$612K

\$570K low

\$654K high

Last Sale

\$565,000 · Jun 27, 2024

Est. Owner Equity

\$346,899

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$7,157 (2025)
Assessed Value	\$542,600
Assessor Market Value	\$527,440

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WORCESTER
Lot (acres)	0.29
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 26, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$565,000	\$490	\$265K
Jul 14, 2014	Quitclaim	Quit Claim Transfer	\$160,000	\$139	\$157K
Oct 7, 2011	Recorded document	Grant Deed	\$1	\$0	
Mar 22, 2011	Recorded document	Grant Deed	\$1	\$0	
May 18, 2006	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thorndyke Road	Elementary	KG–6	0.8 mi
Burncoat Senior High School	High	9–12	1.0 mi
Burncoat Middle School	Middle	7–8	1.1 mi

District: Worcester 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 01606

109 CRIME INDEX	104 AIR POLLUTION	23,856 POPULATION	\$83K MEDIAN IN-COME	47°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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