

Single Family Residence **RESIDENTIAL**

# 50 ROYAL ST

RANDOLPH, MA 02368

**\$463,195** TopHap Estimate · \$429 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,080 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1950**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$463K**

\$435K low

\$492K high

Est. Owner Equity

**\$363,195**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,754 (2025) |
| Assessed Value        | \$409,500      |
| Assessor Market Value | \$502,645      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Cape Cod                         |
| County        | NORFOLK                          |
| Lot (acres)   | 0.17                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------|--------------------|--------|
| Jun 8, 2020  | Quitclaim | Quit Claim Transfer |       |                    |        |
| Jan 30, 2017 | Quitclaim | Quit Claim Transfer |       |                    |        |
| Apr 23, 2012 | Financing | Mortgage            |       |                    | \$100K |
| May 15, 2001 | Financing | Mortgage            |       |                    | \$110K |
| Apr 24, 1990 | Financing | Mortgage            |       |                    | \$60K  |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Margaret L Donovan               | Elementary | KG–5   | 0.3 mi   |
| Randolph Community Middle School | Middle     | 6–8    | 0.6 mi   |
| Randolph High School             | High       | 9–12   | 2.3 mi   |

District: Randolph 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 02368

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>36,419</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|