

Single Family Residence **RESIDENTIAL**

40 ROYAL ST

RANDOLPH, MA 02368

\$565,007 TopHap Estimate · \$368 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,536 ft²

LIVING AREA

0.17 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$565K

\$542K low

\$588K high

Last Sale

\$435,000 · Jul 29, 2021

Est. Owner Equity

\$145,972

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$5,480 (2025)
Assessed Value	\$472,000
Assessor Market Value	\$576,080

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
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 29, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$435,000	\$283	\$419K
Mar 4, 2019	Resale	Personal Representative Deed	\$330,000	\$215	\$210K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Margaret L Donovan	Elementary	KG–5	0.4 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

112 CRIME INDEX	101 AIR POLLUTION	36,419 POPULATION	\$97K MEDIAN IN-COME	50°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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