

Single Family Residence

RESIDENTIAL

34 RANDALL WOOD DR

MONTAGUE, MA 01351

\$425,600 TopHap Estimate · \$213 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,995 ft²

LIVING AREA

0.63 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$426K

\$405K low

\$447K high

Last Sale

\$353,000 · Feb 22, 2022

Est. Owner Equity

\$143,200

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,390 (2025)
Assessed Value	\$354,400
Previous Assessed	\$354,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Franklin
Lot (acres)	0.63
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$353,000	\$177	\$282K
Jan 24, 2011	Financing	Mortgage			\$183K
Jun 10, 2010	Financing	Mortgage			\$159K
Feb 24, 2010	Financing	Mortgage			\$23K
Dec 7, 2009	Recorded document	Grant Deed	\$1	\$0	
Dec 12, 2008	Recorded document	Grant Deed	\$1	\$0	
Dec 12, 2008	Financing	Grant Deed			\$160K
Dec 7, 2005	Financing	Mortgage			\$14K
Jun 28, 2005	Financing	Mortgage			\$159K
Dec 10, 2003	Financing	Mortgage			\$86K
Sep 17, 2001	Financing	Mortgage			\$30K
Aug 7, 2000	Financing	Mortgage			\$15K
Feb 23, 1998	Financing	Mortgage			\$85K
Nov 9, 1994	Resale	Grant Deed	\$22,500	\$11	\$84K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Turners Fall High School	High	9–12	1.0 mi
Great Falls Middle School	Middle	6–8	1.0 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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