

Duplex (2 Units, Any Combination) **RESIDENTIAL**

54 RANDALL RD
MONTAGUE, MA 01351



4
BEDS

4
BATHS

2,040 ft²
LIVING AREA

0.4 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

Last Sale **\$350,000 · Jan 5, 2024**

TAX & ASSESSMENT

Property Tax	\$3,857 (2025)
Assessed Value	\$253,600
Previous Assessed	\$253,600

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	Franklin
Lot (acres)	0.40
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Electric

CLIMATE RISK

1 FLOOD	18 WILDFIRE	10 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 8, 2025	Quitclaim	Quit Claim Transfer			
Jan 5, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$350,000	\$172	\$321K
Apr 11, 2003	Resale	Grant Deed	\$145,000	\$71	
Oct 26, 2000	Resale	Grant Deed	\$115,000	\$56	\$104K
Oct 26, 2000	Financing	Mortgage			\$6K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Turners Fall High School	High	9–12	0.8 mi
Great Falls Middle School	Middle	6–8	0.8 mi
Hillcrest Elementary School	Elementary	PK–1	1.3 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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