

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

52 RANDALL RD
MONTAGUE, MA 01351



4
BEDS

4
BATHS

2,040 ft²
LIVING AREA

0.8 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

Last Sale **\$195,000 · Oct 26, 2005**

TAX & ASSESSMENT

Property Tax	\$4,190 (2025)
Assessed Value	\$275,500
Previous Assessed	\$275,500

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	Franklin
Lot (acres)	0.80
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Electric
Pool	No

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
Aug 7, 2012	Financing	Grant Deed			\$133K
Oct 26, 2005	Resale	Grant Deed	\$195,000	\$96	\$156K
Oct 10, 2003	Resale	Grant Deed	\$152,500	\$75	\$131K
Apr 11, 2003	Financing	Mortgage			\$116K
Aug 22, 2000	Financing	Mortgage			\$6K
Aug 22, 2000	Resale	Grant Deed	\$115,000	\$56	\$104K
Nov 23, 1998	Financing	Mortgage			\$192K
Dec 20, 1993	Financing	Mortgage			\$134K
Dec 20, 1993	Financing	Mortgage			\$70K

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	Absentee owner
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