

Single Family Residence **RESIDENTIAL**

82 RANDLETT PARK

WEST NEWTON, MA 02465

\$1,665,371 TopHap Estimate · \$789 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

2.5

BATHS

2,112 ft²

LIVING AREA

0.17 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.7M

\$1.6M low

\$1.7M high

Last Sale

\$864,900 · Jul 3, 2012

Est. Owner Equity

\$1,300,371

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$13,577 (2025)
Assessed Value	\$1,385,400
Assessor Market Value	\$1,457,015

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MIDDLESEX
Lot (acres)	0.17
Construction	Brick
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2022	Quitclaim	Quit Claim Transfer			
Oct 21, 2020	Quitclaim	Quit Claim Transfer			
Oct 31, 2019	Quitclaim	Quit Claim Transfer			
Jul 3, 2012	Resale	Grant Deed	\$864,900	\$410	
Jul 3, 2012	Quitclaim	Quit Claim Transfer	\$864,900	\$410	\$365K
Jun 26, 2008	Resale	Grant Deed	\$720,000	\$341	\$576K
Aug 29, 2006	Financing	Mortgage			\$250K
Jan 4, 2002	Financing	Mortgage			\$215K
Jan 14, 1998	Financing	Mortgage			\$227K
Jun 25, 1997	Resale	Grant Deed	\$340,000	\$161	\$230K
Jun 10, 1993	Financing	Mortgage			\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
F. A. Day Middle School	Middle	6–8	0.4 mi
Horace Mann Elementary School	Elementary	KG–5	0.7 mi
Newton North High School	High	9–12	0.9 mi

District: Newton 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 02465

59 CRIME INDEX	105 AIR POLLUTION	13,311 POPULATION	\$170K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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