

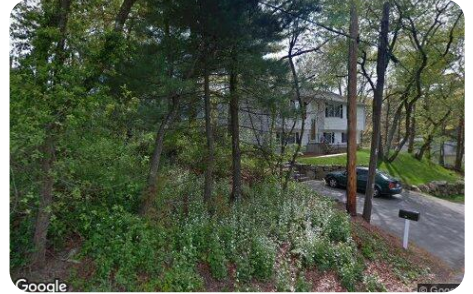
Single Family Residence

**RESIDENTIAL**

## 28 UPHAM ST

RANDOLPH, MA 02368

**\$499,923** TopHap Estimate · \$417 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,200 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

### VALUATION

**\$500K**

**\$478K low**

**\$522K high**

Last Sale

**\$265,000 · Nov 18, 2015**

Est. Owner Equity

**\$274,523**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,351 (2025) |
| Assessed Value        | \$460,900      |
| Assessor Market Value | \$470,060      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | NORFOLK                 |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Apr 3, 2026  | Quitclaim | Quit Claim Transfer |           |                    | \$225K |
| Jan 14, 2021 | Quitclaim | Quit Claim Transfer |           |                    | \$239K |
| Oct 29, 2015 | Quitclaim | Quit Claim Transfer | \$265,000 | \$221              | \$256K |
| Dec 30, 2005 | Financing | Mortgage            |           |                    | \$30K  |
| Sep 17, 2004 | Resale    | Grant Deed          | \$265,000 | \$221              | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Margaret L Donovan               | Elementary | KG–5   | 0.7 mi   |
| Randolph Community Middle School | Middle     | 6–8    | 1.0 mi   |
| Randolph High School             | High       | 9–12   | 2.7 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>36,419</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|