

Single Family Residence

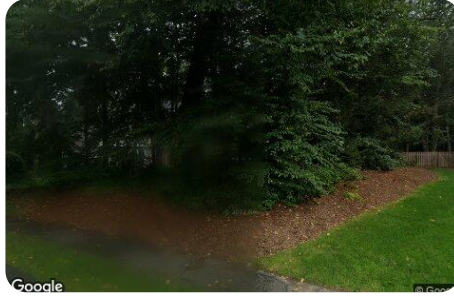
RESIDENTIAL

38 RANDALL WOOD DR

MONTAGUE, MA 01351

\$495,463

TopHap Estimate · \$265 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,869 ft²

LIVING AREA

1.2 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$495K

\$449K low

\$542K high

Last Sale

\$480,000 · Dec 12, 2025

Est. Owner Equity

\$111,463

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,258 (2025)
Assessed Value	\$345,700
Previous Assessed	\$345,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Franklin
Lot (acres)	1.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 12, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$480,000	\$257	\$384K
Sep 28, 2004	Financing	Mortgage			\$192K
Aug 3, 2004	Financing	Grant Deed			\$48K
Aug 3, 2004	Resale	Grant Deed	\$237,500	\$127	\$190K
Feb 25, 2002	Financing	Mortgage			\$100K
Jul 13, 2000	Financing	Mortgage			\$83K
Jan 25, 1988	Resale	Grant Deed	\$2,500	\$1	\$75K
Jan 22, 1988	Financing	Mortgage			\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Turners Fall High School	High	9–12	1.1 mi
Great Falls Middle School	Middle	6–8	1.1 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
--------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------