

Single Family Residence **RESIDENTIAL**

16 RANDALL WOOD DR

MONTAGUE, MA 01351

\$433,718 TopHap Estimate · \$255 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,701 ft²

LIVING AREA

0.34 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$434K

\$415K low

\$453K high

Last Sale

\$192,000 · Jul 22, 2004

Est. Owner Equity

\$299,718

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$6,049 (2025)
Assessed Value	\$397,700
Previous Assessed	\$397,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Franklin
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	10 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2011	Financing	Mortgage			\$134K
Mar 10, 2010	Financing	Mortgage			\$137K
Jan 25, 2007	Financing	Mortgage			\$30K
Jul 22, 2004	Resale	Grant Deed	\$192,000	\$113	\$150K
Jun 25, 2003	Financing	Mortgage			\$70K
Oct 22, 1992	Resale	Grant Deed	\$82,750	\$49	\$79K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Turners Fall High School	High	9–12	0.9 mi
Great Falls Middle School	Middle	6–8	0.9 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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