

Single Family Residence **RESIDENTIAL**

# 540 RANDOLPH ST

CANTON, MA 02021

**\$802,985** TopHap Estimate · \$421 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,907 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1993**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$803K**

\$750K low

\$856K high

Last Sale

**\$65,000 · Jan 4, 1993**

Est. Owner Equity

**\$142,985**

Loan-to-Value

**88%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,893 (2025) |
| Assessed Value        | \$697,000      |
| Previous Assessed     | \$704,600      |
| Assessor Market Value | \$809,590      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | NORFOLK                 |
| Lot (acres)   | 0.36                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE    | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|----------|--------------------|--------|
| Oct 29, 2001 | Financing | Mortgage   |          |                    | \$160K |
| Jun 27, 2000 | Financing | Mortgage   |          |                    | \$45K  |
| Jul 9, 1996  | Financing | Mortgage   |          |                    | \$25K  |
| Jun 29, 1995 | Financing | Mortgage   |          |                    | \$110K |
| Nov 10, 1994 | Financing | Mortgage   |          |                    | \$10K  |
| Jan 4, 1993  | Resale    | Grant Deed | \$65,000 | \$34               | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Lt. Peter M. Hansen Elementary School | Elementary | KG–5   | 0.8 mi   |
| William H. Galvin Middle School       | Middle     | 6–8    | 1.0 mi   |
| Canton High School                    | High       | 9–12   | 2.1 mi   |

District: Canton 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 02021

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>101</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>25,067</b><br>POPULATION | <b>\$132K</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> |
|-----------|-----------------------|