

Rural Residence

RESIDENTIAL

16 RANDALL RD

BERLIN, MA 01503

\$800,945 TopHap Estimate · \$530 / ft² · confidence 93 · as of Jul 14, 2026



1

BEDS

2

BATHS

1,512 ft²

LIVING AREA

7.23 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

3

ROOMS

VALUATION

\$801K

\$742K low

\$860K high

Last Sale

\$705,000 · Jun 5, 2006

Est. Owner Equity

\$293,645

Loan-to-Value

65%

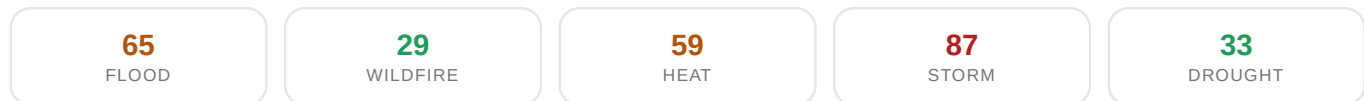
TAX & ASSESSMENT

Assessed Value	\$582,160
Previous Assessed	\$601,240

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	Worcester
Lot (acres)	7.23
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2006	Resale	Grant Deed	\$705,000	\$466	\$494K
Jun 5, 2006	Financing	Mortgage			\$141K
Mar 20, 2000	Financing	Mortgage			\$400K
Oct 30, 1998	Financing	Mortgage			\$300K
Jul 13, 1998	Financing	Mortgage			\$650K
Dec 1, 1997	Resale	Grant Deed	\$330,000	\$218	
Jun 22, 1995	Resale	Grant Deed	\$270,000	\$179	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Berlin Memorial School	Elementary	KG–5	1.5 mi
Tahanto Regional High School	Middle	6–12	4.9 mi

District: Berlin-Boylston 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.

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 NEIGHBORHOOD · ZIP 01503

125 CRIME INDEX	97 AIR POLLUTION	3,412 POPULATION	\$117K MEDIAN IN-COME	48°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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