

Single Family Residence

RESIDENTIAL

45 ROYAL ST

RANDOLPH, MA 02368

\$613,234 TopHap Estimate · \$434 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,414 ft²

LIVING AREA

0.17 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$613K

\$571K low

\$656K high

Last Sale

\$355,000 · Apr 29, 2016

Est. Owner Equity

\$352,234

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$5,713 (2025)
Assessed Value	\$492,100
Assessor Market Value	\$573,895

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	NORFOLK
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 18, 2023	Quitclaim	Quit Claim Transfer			
Apr 29, 2016	Quitclaim	Quit Claim Transfer	\$355,000	\$251	
Apr 3, 2013	Recorded document	Grant Deed	\$1	\$0	
Apr 3, 2013	Financing	Mortgage			\$261K
May 25, 2011	Resale	Grant Deed	\$282,000	\$199	\$268K
May 19, 2010	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$258,305	\$183	
Mar 23, 2009	Recorded document	Grant Deed	\$1	\$0	
Nov 28, 2005	Resale	Grant Deed	\$335,000	\$237	\$300K
Jan 7, 1994	Resale	Grant Deed	\$106,000	\$75	\$85K
Aug 19, 1993	Non-arms-length	Grant Deed	\$105,300	\$74	
Oct 21, 1988	Resale	Grant Deed	\$160,000	\$113	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Margaret L Donovan	Elementary	KG–5	0.3 mi
Randolph Community Middle School	Middle	6–8	0.6 mi
Randolph High School	High	9–12	2.4 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

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

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

OWNERSHIP

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