

Triplex (3 Units, Any Combination)

**RESIDENTIAL**

# 251 BLACKSTONE ST

FALL RIVER, MA 02721



**9**

BEDS

**3**

BATHS

**4,077 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1900**

YEAR BUILT

**3**

STORIES

**18**

ROOMS

## VALUATION

Last Sale

**\$305,000 · Aug 17, 2006**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$6,759 (2025)</b> |
| Assessed Value    | <b>\$590,300</b>      |
| Previous Assessed | <b>\$562,100</b>      |

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | <b>Triplex (3 Units, Any Combination)</b> |
| Style         | <b>Two Family</b>                         |
| County        | <b>Bristol</b>                            |
| Lot (acres)   | <b>0.19</b>                               |
| Construction  | <b>Frame (Unspecified)</b>                |
| Roof          | <b>Asphalt</b>                            |
| Heating       | <b>Steam</b>                              |
| Pool          | <b>No</b>                                 |

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                                                                | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------------|---------------------------------------------------------------------|-----------|--------|--------|
| <b>Aug 17, 2006</b> | Resale          | Grant Deed                                                          | \$305,000 | \$75   | \$285K |
| <b>Jul 17, 2006</b> | Non-arms-length | One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds | \$55,700  | \$14   |        |
| <b>Jan 31, 2005</b> | Financing       | Mortgage                                                            |           |        | \$20K  |
| <b>Jun 2, 2004</b>  | Financing       | Mortgage                                                            |           |        | \$51K  |
| <b>Feb 18, 2004</b> | Financing       | Mortgage                                                            |           |        | \$221K |
| <b>Feb 10, 2004</b> | Financing       | Mortgage                                                            |           |        | \$40K  |
| <b>Apr 25, 2003</b> | Financing       | Mortgage                                                            |           |        | \$30K  |
| <b>Aug 22, 2002</b> | Financing       | Mortgage                                                            |           |        | \$150K |
| <b>Apr 11, 2001</b> | Financing       | Mortgage                                                            |           |        | \$16K  |
| <b>Sep 14, 2000</b> | Financing       | Mortgage                                                            |           |        | \$10K  |
| <b>Sep 29, 1999</b> | Resale          | Grant Deed                                                          | \$133,000 | \$33   | \$129K |
| <b>Nov 29, 1996</b> | Financing       | Mortgage                                                            |           |        | \$80K  |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>William S. Greene Elementary School</b> | Elementary | KG–5   | 0.5 mi   |
| <b>Matthew J. Kuss Middle School</b>       | Middle     | 6–8    | 1.3 mi   |
| <b>B.M.C. Durfee High School</b>           | High       | 9–12   | 1.9 mi   |

District: Fall River 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 02721

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>129</b><br>CRIME INDEX | <b>96</b><br>AIR POLLUTION | <b>28,059</b><br>POPULATION | <b>\$57K</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> |
|-----------|-----------------------|