

Triplex (3 Units, Any Combination)

RESIDENTIAL

42 ROCLIFFE ST

FALL RIVER, MA 02723



6

BEDS

3

BATHS

2,168 ft²

LIVING AREA

2,265 ft²

LOT SIZE

1900

YEAR BUILT

3

STORIES

12

ROOMS

VALUATION

Last Sale

\$325,000 · Jun 30, 2021

TAX & ASSESSMENT

Property Tax	\$4,648 (2025)
Assessed Value	\$405,900
Previous Assessed	\$405,900

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Two Family
County	Bristol
Lot (acres)	0.05
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 23, 2024	Quitclaim	Quit Claim Transfer			\$365K
Jun 30, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$325,000	\$150	\$319K
Mar 2, 2020	Resale	Warranty Deed	\$285,000	\$131	\$280K
Feb 26, 2019	Resale	Quit Claim Arm'S Length For Ne States	\$185,000	\$85	\$125K
Feb 3, 2017	Resale	Quit Claim Arm'S Length For Ne States	\$125,000	\$58	\$94K
May 8, 2014	Quitclaim	Quit Claim Transfer	\$75,000	\$35	
Aug 28, 2013	Non-arms-length	Foreclosure	\$110,500	\$51	
Nov 23, 2005	Non-arms-length	Grant Deed	\$295,000	\$136	\$236K
Jun 1, 2005	Financing	Mortgage			\$208K
Jan 29, 2004	Financing	Mortgage			\$185K
Jan 31, 2003	Financing	Mortgage			\$146K
Nov 15, 2001	Financing	Mortgage			\$104K
Mar 7, 1997	Financing	Mortgage			\$78K
Mar 7, 1997	Resale	Grant Deed	\$89,900	\$41	\$10K
Jun 23, 1995	Financing	Mortgage			\$78K
May 3, 1993	Non-arms-length	Grant Deed	\$96,889	\$45	
Apr 5, 1993	Non-arms-length	Grant Deed	\$96,889	\$45	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mary Fonseca Elementary School	Elementary	KG–5	0.5 mi
Edmond P. Talbot Middle School	Middle	6–8	0.6 mi

B.M.C. Durfee High School	High	9–12	1.4 mi
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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 02723

159 CRIME INDEX	97 AIR POLLUTION	17,401 POPULATION	\$49K MEDIAN IN-COME	51°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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