

Triplex (3 Units, Any Combination)

RESIDENTIAL

34 DIVISION ST  
FALL RIVER, MA 02721



6

BEDS

3

BATHS

2,874 ft<sup>2</sup>

LIVING AREA

2,387 ft<sup>2</sup>

LOT SIZE

1900

YEAR BUILT

3

STORIES

12

ROOMS

VALUATION

Last Sale

\$235,000 · Dec 8, 2006

TAX & ASSESSMENT

Property Tax

\$4,622 (2025)

Assessed Value

\$403,700

Previous Assessed

\$385,100

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | <b>Triplex (3 Units, Any Combination)</b> |
| Style         | <b>Two Family</b>                         |
| County        | <b>Bristol</b>                            |
| Lot (acres)   | <b>0.06</b>                               |
| Construction  | <b>Frame (Unspecified)</b>                |
| Roof          | <b>Asphalt</b>                            |
| Heating       | <b>Space</b>                              |
| Pool          | <b>No</b>                                 |

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------------|---------------------|-----------|--------|--------|
| <b>May 16, 2016</b> | Quitclaim       | Quit Claim Transfer |           |        | \$158K |
| <b>Dec 8, 2006</b>  | Resale          | Grant Deed          | \$235,000 | \$82   | \$188K |
| <b>Jun 24, 2005</b> | Non-arms-length | Grant Deed          | \$235,000 | \$82   | \$188K |
| <b>Sep 8, 2004</b>  | Financing       | Mortgage            |           |        | \$180K |
| <b>Apr 2, 2003</b>  | Resale          | Grant Deed          | \$169,900 | \$59   | \$127K |
| <b>Sep 18, 2002</b> | Financing       | Mortgage            |           |        | \$90K  |
| <b>Feb 12, 1998</b> | Resale          | Grant Deed          | \$97,000  | \$34   | \$87K  |
| <b>Oct 21, 1993</b> | Resale          | Grant Deed          | \$51,000  | \$18   | \$41K  |
| <b>Dec 18, 1992</b> | Non-arms-length | Grant Deed          | \$98,200  | \$34   |        |
| <b>Feb 23, 1989</b> | Financing       | Mortgage            |           |        | \$37K  |
| <b>Feb 22, 1989</b> | Resale          | Grant Deed          | \$170,000 | \$59   | \$127K |
| <b>Dec 22, 1988</b> | Financing       | Mortgage            |           |        | \$10K  |
| <b>Mar 11, 1987</b> | Financing       | Mortgage            |           |        | \$17K  |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| <b>John J. Doran Community School</b> | Elementary | KG–5   | 0.4 mi   |
| <b>Matthew J. Kuss Middle School</b>  | Middle     | 6–8    | 0.5 mi   |
| <b>B.M.C. Durfee High School</b>      | High       | 9–12   | 2.4 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>Absentee owner</b> |
|-----------|-----------------------|