

Duplex (2 Units, Any Combination) **RESIDENTIAL**

56 FREDERICK ST
FALL RIVER, MA 02721



6
BEDS

2
BATHS

2,313 ft²
LIVING AREA

0.32 ac
LOT SIZE

1900
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

Last Sale **\$379,000 · Apr 9, 2024**

TAX & ASSESSMENT

Property Tax	\$5,393 (2025)
Assessed Value	\$471,000
Previous Assessed	\$431,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Two Family
County	Bristol
Lot (acres)	0.32
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Pool	No

CLIMATE RISK

46 FLOOD	5 WILDFIRE	57 HEAT	93 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 8, 2024	Non-arms-length	Correction Deed	\$379,000	\$164	
Aug 26, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$379,000	\$164	\$368K
May 17, 2019	Resale	Quit Claim Transfer	\$165,000	\$71	\$120K
Mar 28, 2008	Resale	Grant Deed	\$220,000	\$95	\$218K
Mar 16, 1999	Financing	Mortgage			\$95K
Mar 12, 1992	Resale	Grant Deed	\$110,000	\$48	\$99K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Henry Lord Community School	Elementary	KG–8	0.3 mi
B.M.C. Durfee High School	High	9–12	3.8 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

129 CRIME INDEX	96 AIR POLLUTION	28,059 POPULATION	\$57K MEDIAN IN-COME	50°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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