

Residential Income (General/Multi-Family)

RESIDENTIAL

49 RAND ST

CENTRAL FALLS, RI 02863



0.17 ac
LOT SIZE

2
STORIES

VALUATION

Last Sale \$75,000 · Feb 17, 2009

TAX & ASSESSMENT

Property Tax	\$8,071 (2025)
Assessed Value	\$611,000
Previous Assessed	\$380,500

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	PROVIDENCE
Lot (acres)	0.17

Pool

No

CLIMATE RISK

45
FLOOD

1
WILDFIRE

44
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 17, 2009	Resale	Grant Deed	\$75,000		
Jun 17, 2008	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$136,000		
Sep 5, 2006	Resale	Deed	\$335,000		\$268K
Sep 8, 2004	Financing	Mortgage			\$260K
Jun 2, 2003	Financing	Mortgage			\$138K
Sep 28, 2001	Resale	Grant Deed	\$131,000		\$129K
Sep 1, 1995	Resale	Grant Deed	\$75,000		\$73K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Falls Sr High School	High	9–12	0.1 mi
Veterans Memorial Elementary School	Elementary	KG–5	0.3 mi
Calcutt Middle School	Middle	6–8	0.3 mi

District: Central Falls 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 02863

104 CRIME INDEX	108 AIR POLLUTION	22,865 POPULATION	\$41K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------