

Single Family Residence **RESIDENTIAL**

44 DOWNING ST

FALL RIVER, MA 02723

\$499,910 TopHap Estimate · \$255 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,960 ft²

LIVING AREA

0.11 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$500K

\$483K low

\$517K high

Last Sale

\$398,000 · Feb 21, 2023

Est. Owner Equity

\$475,235

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$4,699 (2025)
Assessed Value	\$410,400
Assessor Market Value	\$444,125

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	BRISTOL
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 13, 2026	Financing	Mortgage			\$25K
Feb 21, 2023	Resale	Quit Claim Arm'S Length For Ne States	\$398,000	\$203	\$391K
Dec 1, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$90,000	\$46	
Oct 1, 2003	Recorded document	Grant Deed	\$1	\$0	
Feb 6, 1990	Financing	Mortgage			\$16K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mary Fonseca Elementary School	Elementary	KG–5	0.5 mi
Edmond P. Talbot Middle School	Middle	6–8	0.5 mi
B.M.C. Durfee High School	High	9–12	1.3 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 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	Absentee owner
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