

Triplex (3 Units, Any Combination)

RESIDENTIAL

45 FOREST ST
FALL RIVER, MA 02721



9

BEDS

4

BATHS

3,374 ft²

LIVING AREA

4,265 ft²

LOT SIZE

1900

YEAR BUILT

3

STORIES

17

ROOMS

TAX & ASSESSMENT

Property Tax	\$6,210 (2025)
Assessed Value	\$542,400
Previous Assessed	\$517,300

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Two Family
County	Bristol
Lot (acres)	0.10

Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Steam
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 2, 2022	Financing	Warranty Deed			
Sep 15, 1994	Financing	Mortgage			\$20K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Henry Lord Community School	Elementary	KG–8	1.6 mi
B.M.C. Durfee High School	High	9–12	2.1 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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