

Triplex (3 Units, Any Combination)

RESIDENTIAL

# 7 DIVISION ST

FALL RIVER, MA 02721



7

BEDS

3

BATHS

3,106 ft<sup>2</sup>

LIVING AREA

3,459 ft<sup>2</sup>

LOT SIZE

1900

YEAR BUILT

3

STORIES

14

ROOMS

## VALUATION

Last Sale

\$380,000 · May 28, 2021

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,305 (2025) |
| Assessed Value    | \$463,300      |
| Previous Assessed | \$463,300      |

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | <b>Triplex (3 Units, Any Combination)</b> |
| Style         | <b>Two Family</b>                         |
| County        | <b>Bristol</b>                            |
| Lot (acres)   | <b>0.08</b>                               |
| Construction  | <b>Frame (Unspecified)</b>                |
| Roof          | <b>Asphalt</b>                            |
| Heating       | <b>Steam</b>                              |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                                                                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------------------------------------------------------|-----------|--------------------|--------|
| <b>May 28, 2021</b> | Resale            | Quit Claim Arm'S Length For Ne States                               | \$380,000 | \$122              | \$373K |
| <b>Jan 31, 2020</b> | Resale            | Quit Claim Transfer                                                 | \$195,000 | \$63               | \$150K |
| <b>May 31, 2016</b> | Quitclaim         | Quit Claim Transfer                                                 | \$180,100 | \$58               |        |
| <b>Nov 21, 2014</b> | Quitclaim         | Quit Claim Transfer                                                 | \$147,000 | \$47               | \$152K |
| <b>Aug 2, 2010</b>  | Resale            | Grant Deed                                                          | \$82,000  | \$26               |        |
| <b>Feb 17, 2009</b> | Recorded document | Grant Deed                                                          | \$1       | \$0                |        |
| <b>Sep 26, 2008</b> | Non-arms-length   | One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds | \$294,938 | \$95               |        |
| <b>Nov 3, 2005</b>  | Resale            | Grant Deed                                                          | \$275,000 | \$89               | \$260K |
| <b>Jul 19, 2004</b> | Financing         | Mortgage                                                            |           |                    | \$160K |
| <b>Apr 15, 2003</b> | Financing         | Mortgage                                                            |           |                    | \$25K  |
| <b>Mar 3, 2003</b>  | Financing         | Mortgage                                                            |           |                    | \$128K |
| <b>Jan 28, 2002</b> | Financing         | Mortgage                                                            |           |                    | \$126K |
| <b>Sep 27, 2000</b> | Financing         | Mortgage                                                            |           |                    | \$50K  |
| <b>Jan 13, 2000</b> | Financing         | Mortgage                                                            |           |                    | \$16K  |
| <b>Feb 8, 1999</b>  | Non-arms-length   | Grant Deed                                                          | \$97,000  | \$31               | \$77K  |
| <b>Jun 22, 1998</b> | Financing         | Mortgage                                                            |           |                    | \$60K  |
| <b>Sep 20, 1996</b> | Financing         | Mortgage                                                            |           |                    | \$60K  |
| <b>Sep 16, 1987</b> | Financing         | Mortgage                                                            |           |                    | \$35K  |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| John J. Doran Community School | Elementary | KG–5   | 0.5 mi   |
| Matthew J. Kuss Middle School  | Middle     | 6–8    | 0.5 mi   |
| B.M.C. Durfee High School      | 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 | Owner occupied |
|-----------|----------------|