

Triplex (3 Units, Any Combination)

RESIDENTIAL

35 GRINNELL ST  
FALL RIVER, MA 02721



8

BEDS

3

BATHS

3,208 ft<sup>2</sup>

LIVING AREA

3,062 ft<sup>2</sup>

LOT SIZE

1900

YEAR BUILT

3

STORIES

17

ROOMS

VALUATION

Last Sale

\$47,000 · Jan 20, 1984

TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,461 (2025) |
| Assessed Value    | \$476,900      |
| Previous Assessed | \$454,200      |

## PROPERTY FACTS

|               |                                    |
|---------------|------------------------------------|
| Property Type | Triplex (3 Units, Any Combination) |
| Style         | Two Family                         |
| County        | Bristol                            |
| Lot (acres)   | 0.07                               |
| Construction  | Frame (Unspecified)                |
| Roof          | Asphalt                            |
| Heating       | Hot Water                          |
| Pool          | No                                 |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|-------|--------------------|-------|
| Nov 7, 2016  | Quitclaim | Quit Claim Transfer |       |                    |       |
| Mar 11, 1994 | Financing | Mortgage            |       |                    | \$28K |
| May 15, 1987 | Financing | Mortgage            |       |                    | \$38K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| William S. Greene Elementary School | Elementary | KG–5   | 0.3 mi   |
| Edmond P. Talbot Middle School      | Middle     | 6–8    | 1.8 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 | <b>Owner occupied</b> |
|-----------|-----------------------|