

Multi-Family Dwellings (Generic, Any Combination)

RESIDENTIAL

86 RAND ST

CENTRAL FALLS, RI 02863



5

BEDS

3

BATHS

3,298 ft²

LIVING AREA

0.18 ac

LOT SIZE

1900

YEAR BUILT

3

STORIES

5

ROOMS

VALUATION

Last Sale

\$600,000 · Mar 31, 2025

TAX & ASSESSMENT

Property Tax	\$6,620 (2025)
Assessed Value	\$501,100
Previous Assessed	\$323,900

PROPERTY FACTS

Property Type	Multi-Family Dwellings (Generic, Any Combination)
County	PROVIDENCE
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Radiant
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	0 WILDFIRE	56 HEAT	95 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2025	Resale	Warranty Deed	\$600,000	\$182	\$570K
Nov 20, 2019	Resale	Warranty Deed	\$300,000	\$91	\$294K
May 8, 2019	Resale	Warranty Deed	\$185,000	\$56	\$210K
Sep 20, 2006	Financing	Mortgage			\$58K
Jan 7, 2005	Financing	Mortgage			\$15K
Jun 4, 2003	Financing	Mortgage			\$150K
Nov 6, 2001	Resale	Grant Deed	\$130,000	\$39	\$129K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Falls Sr High School	High	9–12	0.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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