

Single Family Residence **RESIDENTIAL**

# 399 GRATTAN ST

FALL RIVER, MA 02721

**\$452,831** TopHap Estimate · \$284 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**2**

BEDS

**1.5**

BATHS

**1,597 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1930**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$453K**

\$439K low

\$467K high

Last Sale

**\$322,500 · Aug 6, 2020**

Est. Owner Equity

**\$123,739**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,559 (2025) |
| Assessed Value        | \$398,200      |
| Assessor Market Value | \$444,695      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | BRISTOL                 |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Steam                   |
| Cooling       | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------------------------|-----------|--------------------|--------|
| Aug 6, 2020  | Resale          | Quit Claim Arm'S Length For Ne States | \$322,500 | \$202              | \$314K |
| Aug 9, 2019  | Quitclaim       | Quit Claim Transfer                   |           |                    |        |
| Jun 14, 2016 | Quitclaim       | Quit Claim Transfer                   | \$227,500 | \$142              | \$223K |
| Feb 7, 2005  | Non-arms-length | Grant Deed                            | \$231,000 | \$145              | \$185K |
| Jun 16, 2004 | Financing       | Mortgage                              |           |                    | \$51K  |
| Dec 18, 1998 | Financing       | Mortgage                              |           |                    | \$30K  |
| Nov 2, 1993  | Financing       | Mortgage                              |           |                    | \$5K   |
| Aug 12, 1992 | Financing       | Mortgage                              |           |                    | \$380K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Alfred Letourneau Elementary School | Elementary | KG–5   | 0.5 mi   |
| Edmond P. Talbot Middle School      | Middle     | 6–8    | 1.7 mi   |
| B.M.C. Durfee High School           | High       | 9–12   | 2.9 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>Absentee owner</b> |
|-----------|-----------------------|