

Triplex (3 Units, Any Combination) **RESIDENTIAL**

**89 ROCKLAND ST**  
FALL RIVER, MA 02724



**6**  
BEDS

**3**  
BATHS

**2,871 ft²**  
LIVING AREA

**4,308 ft²**  
LOT SIZE

**1900**  
YEAR BUILT

**3**  
STORIES

**12**  
ROOMS

**VALUATION**

Last Sale **\$355,000 · Sep 1, 2022**

**TAX & ASSESSMENT**

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$4,277 (2025)</b> |
| Assessed Value    | <b>\$373,500</b>      |
| Previous Assessed | <b>\$373,500</b>      |

## PROPERTY FACTS

|               |                                    |
|---------------|------------------------------------|
| Property Type | Triplex (3 Units, Any Combination) |
| Style         | Two Family                         |
| County        | Bristol                            |
| Lot (acres)   | 0.10                               |
| Construction  | Frame (Unspecified)                |
| Roof          | Asphalt                            |
| Heating       | Space                              |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------------------------|-----------|--------------------|--------|
| Aug 31, 2022 | Resale            | Quit Claim Arm'S Length For Ne States | \$355,000 | \$124              | \$260K |
| Nov 25, 2003 | Financing         | Mortgage                              |           |                    | \$180K |
| Oct 31, 2003 | Recorded document | Grant Deed                            | \$1       | \$0                |        |
| Oct 31, 2003 | Recorded document | Grant Deed                            | \$1       | \$0                |        |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Carlton M. Viveiros Elementary School | Elementary | KG–5   | 0.5 mi   |
| Matthew J. Kuss Middle School         | Middle     | 6–8    | 0.7 mi   |
| B.M.C. Durfee High School             | High       | 9–12   | 2.5 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 02724

|                    |                     |                      |                         |                  |                 |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 154<br>CRIME INDEX | 98<br>AIR POLLUTION | 18,427<br>POPULATION | \$48K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 52%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|