

Single Family Residence

**RESIDENTIAL**

## 274 RICH ST

FALL RIVER, MA 02720

**\$408,723** TopHap Estimate · \$426 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**960 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1975**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

### VALUATION

**\$409K**

\$385K low

\$432K high

Last Sale

**\$165,000 · Jun 10, 2011**

Est. Owner Equity

**\$218,723**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,519 (2025) |
| Assessed Value        | \$307,300      |
| Assessor Market Value | \$344,565      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | BRISTOL                 |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Oct 30, 2014 | Quitclaim | Quit Claim Transfer |           |        | \$160K |
| Jun 10, 2011 | Resale    | Grant Deed          | \$165,000 | \$172  | \$157K |
| Mar 25, 2005 | Financing | Mortgage            |           |        | \$25K  |
| Feb 14, 2003 | Resale    | Grant Deed          | \$225,000 | \$234  | \$170K |
| Jan 9, 2002  | Financing | Mortgage            |           |        | \$115K |
| Jan 9, 2002  | Financing | Mortgage            |           |        | \$10K  |
| Jun 28, 2001 | Financing | Mortgage            |           |        | \$10K  |
| Nov 17, 1998 | Resale    | Grant Deed          | \$115,000 | \$120  | \$117K |
| Jun 13, 1995 | Financing | Mortgage            |           |        | \$27K  |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Spencer Borden Elementary School   | Elementary | KG–5   | 0.6 mi   |
| B.M.C. Durfee High School          | High       | 9–12   | 0.7 mi   |
| James Madison Morton Middle School | Middle     | 6–8    | 1.5 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 02720

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>134</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>29,800</div> <div>POPULATION</div> | <div>\$64K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>52%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|