

Single Family Residence

**RESIDENTIAL**

## 52 FAMILY DR

FALL RIVER, MA 02721

**\$496,473**

TopHap Estimate · \$259 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,918 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

### VALUATION

**\$496K**

\$474K low

\$519K high

Last Sale

**\$268,000 · May 16, 2016**

Est. Owner Equity

**\$233,328**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,292 (2025) |
| Assessed Value        | \$462,200      |
| Assessor Market Value | \$502,550      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Raised Ranch                     |
| County        | BRISTOL                          |
| Lot (acres)   | 0.13                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| May 16, 2016 | Resale    | Warranty Deed | \$268,000 | \$140              | \$263K |
| Jul 6, 2012  | Financing | Mortgage      |           |                    | \$172K |
| Nov 5, 2003  | Resale    | Grant Deed    | \$244,900 | \$128              | \$161K |
| Nov 5, 2003  | Financing | Grant Deed    |           |                    | \$35K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Henry Lord Community School | Elementary | KG–8   | 0.3 mi   |
| B.M.C. Durfee High School   | High       | 9–12   | 3.5 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 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> |
|-----------|-----------------------|