

Single Family Residence

**RESIDENTIAL**

# 445 GRINNELL ST

FALL RIVER, MA 02721

**\$351,909** TopHap Estimate · \$339 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,038 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1940**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$352K**

\$323K low

\$381K high

Last Sale

**\$315,000 · May 8, 2024**

Est. Owner Equity

**\$151,909**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,587 (2025) |
| Assessed Value        | \$313,300      |
| Assessor Market Value | \$310,175      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | BRISTOL                 |
| Lot (acres)   | 0.13                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Steam                   |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|---------------------------------------|-----------|--------------------|------|
| May 8, 2024  | Resale            | Quit Claim Arm'S Length For Ne States | \$315,000 | \$303              |      |
| Mar 22, 2005 | Recorded document | Grant Deed                            | \$1       | \$0                |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| William S. Greene Elementary School | Elementary | KG–5   | 0.1 mi   |
| Edmond P. Talbot Middle School      | Middle     | 6–8    | 1.5 mi   |
| B.M.C. Durfee High School           | High       | 9–12   | 2.3 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>129</div> <div>CRIME INDEX</div> | <div>96</div> <div>AIR POLLUTION</div> | <div>28,059</div> <div>POPULATION</div> | <div>\$57K</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 | Absentee owner |
|-----------|----------------|