

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

**49 RICHMOND ST**  
FALL RIVER, MA 02721



|                           |                     |                                 |                            |
|---------------------------|---------------------|---------------------------------|----------------------------|
| <b>6</b><br>BEDS          | <b>3</b><br>BATHS   | <b>2,444 ft²</b><br>LIVING AREA | <b>0.11 ac</b><br>LOT SIZE |
| <b>1921</b><br>YEAR BUILT | <b>3</b><br>STORIES | <b>14</b><br>ROOMS              |                            |

**VALUATION**

|           |                                |
|-----------|--------------------------------|
| Last Sale | <b>\$97,900 · Sep 13, 1994</b> |
|-----------|--------------------------------|

**TAX & ASSESSMENT**

|                |                       |
|----------------|-----------------------|
| Property Tax   | <b>\$4,680 (2025)</b> |
| Assessed Value | <b>\$408,700</b>      |

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | <b>Triplex (3 Units, Any Combination)</b> |
| Style         | <b>Triplex</b>                            |
| County        | <b>BRISTOL</b>                            |
| Lot (acres)   | <b>0.11</b>                               |
| Construction  | <b>Frame (Unspecified)</b>                |
| Roof          | <b>Asphalt</b>                            |
| Heating       | <b>Hot Water</b>                          |
| Pool          | <b>No</b>                                 |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|---------------------|-------------------|---------------------|----------|--------------------|-------|
| <b>May 28, 2025</b> | Quitclaim         | Quit Claim Transfer |          |                    |       |
| <b>Apr 19, 2024</b> | Quitclaim         | Quit Claim Transfer |          |                    |       |
| <b>Mar 18, 2022</b> | Quitclaim         | Quit Claim Transfer |          |                    |       |
| <b>Jan 26, 2006</b> | Financing         | Mortgage            |          |                    | \$10K |
| <b>Sep 14, 2005</b> | Financing         | Mortgage            |          |                    | \$8K  |
| <b>Jul 14, 2003</b> | Financing         | Mortgage            |          |                    | \$90K |
| <b>Feb 25, 2003</b> | Recorded document | Grant Deed          | \$1      | \$0                |       |
| <b>Mar 26, 2002</b> | Financing         | Mortgage            |          |                    | \$37K |
| <b>Mar 26, 2002</b> | Financing         | Mortgage            |          |                    | \$84K |
| <b>Jan 24, 2002</b> | Financing         | Mortgage            |          |                    | \$50K |
| <b>Apr 13, 2000</b> | Financing         | Mortgage            |          |                    | \$15K |
| <b>Jan 14, 1999</b> | Financing         | Mortgage            |          |                    | \$84K |
| <b>Sep 13, 1994</b> | Resale            | Grant Deed          | \$97,900 | \$40               | \$87K |
| <b>Jul 11, 1990</b> | Financing         | Mortgage            |          |                    | \$10K |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>William S. Greene Elementary School</b> | Elementary | KG–5   | 0.3 mi   |
| <b>Matthew J. Kuss Middle School</b>       | Middle     | 6–8    | 1.2 mi   |
| <b>B.M.C. Durfee High School</b>           | 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|