

Duplex (2 Units, Any Combination) **RESIDENTIAL**

**81 DUNCAN ST**  
FALL RIVER, MA 02721



**6**  
BEDS

**2**  
BATHS

**2,479 ft²**  
LIVING AREA

**0.21 ac**  
LOT SIZE

**1900**  
YEAR BUILT

**2**  
STORIES

**11**  
ROOMS

**VALUATION**

Last Sale **\$45,000 · May 19, 1982**

**TAX & ASSESSMENT**

Property Tax **\$5,162 (2025)**  
Assessed Value **\$450,800**

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | BRISTOL                           |
| Lot (acres)   | 0.21                              |
| Construction  | Frame (Unspecified)               |
| Roof          | Asphalt                           |
| Heating       | Hot Water                         |
| Garage        | Garage, Detached                  |
| Pool          | No                                |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|-------|--------------------|-------|
| Sep 8, 2025  | Financing | Redemption Deed     |       |                    |       |
| Dec 16, 2020 | Quitclaim | Quit Claim Transfer |       |                    |       |
| Feb 23, 2006 | Financing | Mortgage            |       |                    | \$75K |
| Apr 28, 2005 | Financing | Mortgage            |       |                    | \$51K |
| Aug 20, 2003 | Financing | Mortgage            |       |                    | \$90K |
| Apr 29, 2003 | Financing | Mortgage            |       |                    | \$40K |
| Jan 29, 1992 | Financing | Mortgage            |       |                    | \$65K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Alfred Letourneau Elementary School | Elementary | KG–5   | 0.6 mi   |
| Matthew J. Kuss Middle School       | Middle     | 6–8    | 1.4 mi   |
| B.M.C. Durfee High School           | High       | 9–12   | 2.6 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> |
|-----------|-----------------------|