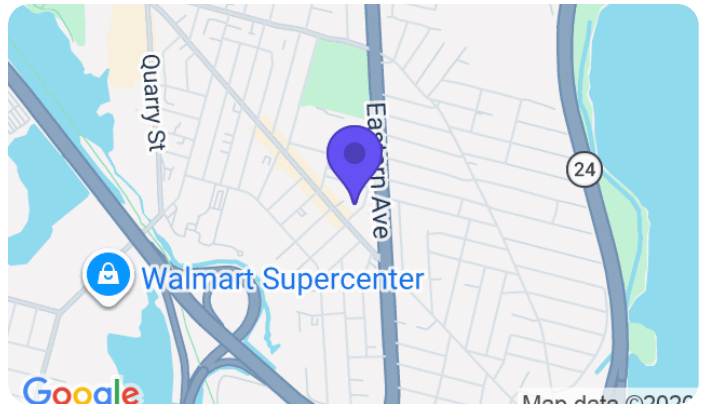


Triplex (3 Units, Any Combination)

**RESIDENTIAL**

# 31 CHOATE ST

FALL RIVER, MA 02723



**10**

BEDS

**3**

BATHS

**4,977 ft²**

LIVING AREA

**0.14 ac**

LOT SIZE

**1900**

YEAR BUILT

**3**

STORIES

**20**

ROOMS

## VALUATION

Last Sale

**\$840,000 · Mar 10, 2026**

## TAX & ASSESSMENT

Property Tax

**\$7,824 (2025)**

Assessed Value

**\$683,300**

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | <b>Triplex (3 Units, Any Combination)</b> |
| Style         | <b>Triplex</b>                            |
| County        | <b>BRISTOL</b>                            |
| Lot (acres)   | <b>0.14</b>                               |
| Construction  | <b>Frame (Unspecified)</b>                |
| Roof          | <b>Asphalt</b>                            |
| Heating       | <b>Hot Water</b>                          |
| Garage        | <b>Garage, Detached</b>                   |
| Pool          | <b>No</b>                                 |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>56</b><br>HEAT | <b>91</b><br>STORM | <b>28</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

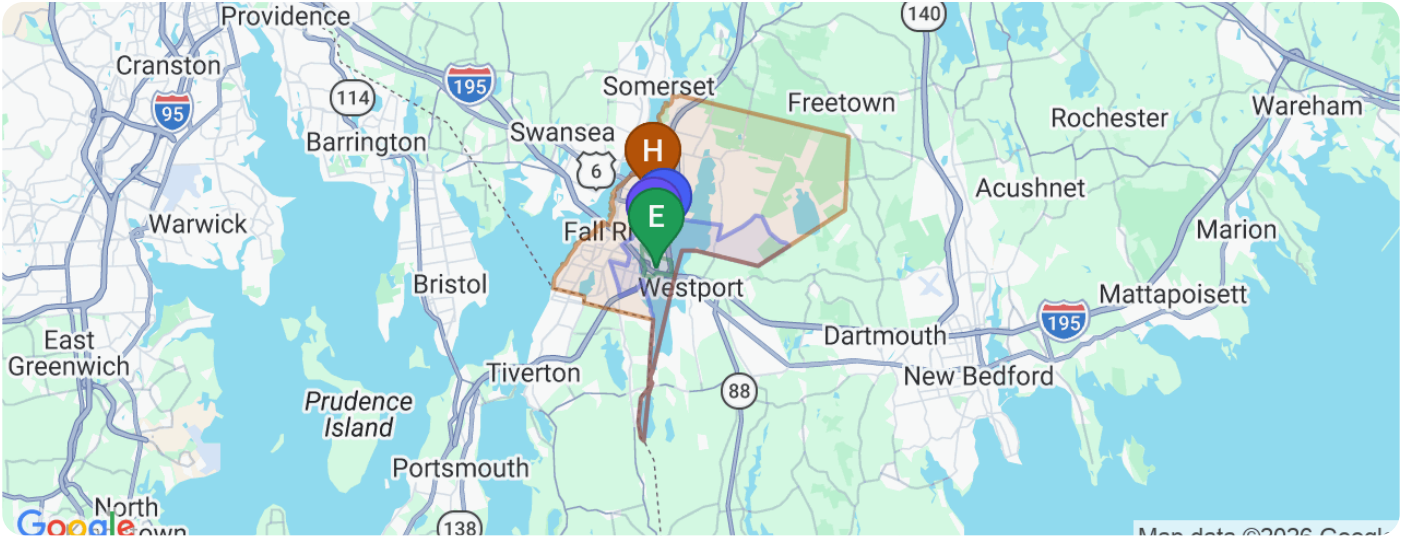
## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|---------------------------------------|-----------|--------------------|--------|
| <b>Mar 6, 2026</b>  | Resale    | Quit Claim Arm'S Length For Ne States | \$840,000 | \$169              | \$798K |
| <b>Dec 13, 2021</b> | Resale    | Quit Claim Arm'S Length For Ne States | \$590,000 | \$119              | \$579K |
| <b>Oct 29, 1993</b> | Financing | Mortgage                              |           |                    | \$76K  |
| <b>Sep 2, 1987</b>  | Resale    | Grant Deed                            | \$139,900 | \$28               | \$95K  |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| <b>Samuel Watson Elementary School</b> | Elementary | KG–5   | 0.3 mi   |
| <b>Edmond P. Talbot Middle School</b>  | Middle     | 6–8    | 0.4 mi   |
| <b>B.M.C. Durfee High School</b>       | High       | 9–12   | 1.8 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 02723

|                    |                     |                      |                         |                  |                 |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|
| 159<br>CRIME INDEX | 97<br>AIR POLLUTION | 17,401<br>POPULATION | \$49K<br>MEDIAN IN-COME | 51°F<br>AVG TEMP | 52%<br>SUNSHINE |
|--------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

OWNERSHIP

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