

Multi-Family Dwellings (Generic, Any Combination)

**RESIDENTIAL**

# 71 RAND ST

CENTRAL FALLS, RI 02863



**6**

BEDS

**4**

BATHS

**2,557 ft²**

LIVING AREA

**0.17 ac**

LOT SIZE

**1900**

YEAR BUILT

**2**

STORIES

**14**

ROOMS

## VALUATION

Last Sale

**\$40,500 · Jul 30, 1998**

## TAX & ASSESSMENT

Property Tax

**\$5,831 (2025)**

Assessed Value

**\$441,400**

Previous Assessed

**\$285,700**

## PROPERTY FACTS

|               |                                                   |
|---------------|---------------------------------------------------|
| Property Type | Multi-Family Dwellings (Generic, Any Combination) |
| County        | PROVIDENCE                                        |
| Lot (acres)   | 0.17                                              |
| Construction  | Frame (Unspecified)                               |
| Roof          | Asphalt                                           |
| Heating       | Hot Water                                         |
| Pool          | No                                                |

## CLIMATE RISK

|                    |                      |                   |                    |                      |
|--------------------|----------------------|-------------------|--------------------|----------------------|
| <b>36</b><br>FLOOD | <b>0</b><br>WILDFIRE | <b>56</b><br>HEAT | <b>95</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    | \$/FT² | LOAN   |
|--------------|-----------|------------|----------|--------|--------|
| Sep 26, 2003 | Financing | Mortgage   |          |        | \$193K |
| Mar 24, 2003 | Financing | Mortgage   |          |        | \$115K |
| Jul 18, 2000 | Financing | Mortgage   |          |        | \$92K  |
| Oct 20, 1999 | Financing | Mortgage   |          |        | \$69K  |
| Jul 30, 1998 | Resale    | Grant Deed | \$40,500 | \$16   | \$47K  |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Central Falls Sr High School        | High       | 9–12   | 0.1 mi   |
| Veterans Memorial Elementary School | Elementary | KG–5   | 0.2 mi   |
| Calcutt Middle School               | Middle     | 6–8    | 0.3 mi   |

District: Central Falls 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 02863

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>22,865</b><br>POPULATION | <b>\$41K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|