

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

# 305 NEWHALL ST

FALL RIVER, MA 02721



**6**

BEDS

**2**

BATHS

**2,086 ft²**

LIVING AREA

**0.4 ac**

LOT SIZE

**1925**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$4,757 (2025)</b> |
| Assessed Value    | <b>\$415,500</b>      |
| Previous Assessed | <b>\$381,000</b>      |

## PROPERTY FACTS

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| Style         | <b>Two Family</b>                        |
| County        | <b>Bristol</b>                           |
| Lot (acres)   | <b>0.40</b>                              |

|              |                     |
|--------------|---------------------|
| Construction | Frame (Unspecified) |
| Roof         | Asphalt             |
| Heating      | Steam               |
| Pool         | No                  |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|---------------------|-----------|--------------------|-------|
| Dec 2, 2016  | Quitclaim | Quit Claim Transfer | \$235,000 | \$113              |       |
| Dec 3, 1996  | Financing | Mortgage            |           |                    | \$15K |
| May 16, 1989 | Financing | Mortgage            |           |                    | \$10K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Alfred Letourneau Elementary School | Elementary | KG–5   | 0.7 mi   |
| Matthew J. Kuss Middle School       | Middle     | 6–8    | 2.5 mi   |
| B.M.C. Durfee High School           | High       | 9–12   | 3.5 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

**Absentee owner**