

Single Family Residence **RESIDENTIAL**

40 FREDERICK ST

FALL RIVER, MA 02721

\$490,971 TopHap Estimate · \$268 / ft² · confidence 85 · as of Jun 23, 2026



2

BATHS

1,835 ft²

LIVING AREA

0.3 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$491K

\$417K low

\$565K high

Last Sale

\$66,000 · Apr 9, 2024

Est. Owner Equity

\$190,971

Loan-to-Value

61%

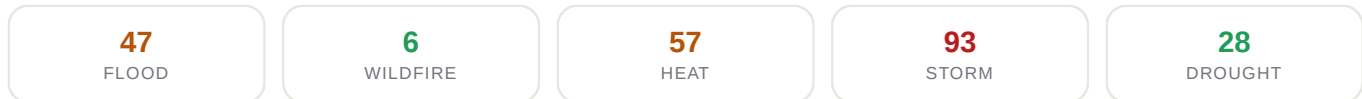
TAX & ASSESSMENT

Property Tax	\$5,249 (2025)
Assessed Value	\$458,400
Previous Assessed	\$458,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Bristol
Lot (acres)	0.30
Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 5, 2025	Quitclaim	Quit Claim Transfer			
Apr 8, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$66,000	\$36	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Henry Lord Community School	Elementary	KG–8	0.3 mi
B.M.C. Durfee High School	High	9–12	3.8 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 02721

129 CRIME INDEX	96 AIR POLLUTION	28,059 POPULATION	\$57K MEDIAN IN-COME	50°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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