

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

# 1431 RODMAN ST

FALL RIVER, MA 02721



**6**

BEDS

**2**

BATHS

**2,124 ft²**

LIVING AREA

**2,779 ft²**

LOT SIZE

**1922**

YEAR BUILT

**2**

STORIES

**12**

ROOMS

## VALUATION

Last Sale

**\$200,000 · Dec 31, 2004**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$4,299 (2025)</b> |
| Assessed Value    | <b>\$375,500</b>      |
| Previous Assessed | <b>\$342,600</b>      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Two Family                        |
| County        | Bristol                           |
| Lot (acres)   | 0.06                              |
| Construction  | Frame (Unspecified)               |
| Roof          | Asphalt                           |
| Heating       | Hot Water                         |
| Pool          | No                                |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Dec 31, 2004 | Financing | Mortgage   |           |                    | \$30K  |
| Dec 31, 2004 | Resale    | Grant Deed | \$200,000 | \$94               | \$160K |
| Sep 29, 2004 | Resale    | Grant Deed | \$108,000 | \$51               | \$115K |
| Nov 20, 2003 | Financing | Mortgage   |           |                    | \$100K |
| Oct 29, 2002 | Financing | Mortgage   |           |                    | \$10K  |
| Mar 27, 2002 | Financing | Mortgage   |           |                    | \$117K |
| May 28, 1993 | Financing | Mortgage   |           |                    | \$88K  |
| Nov 13, 1990 | Financing | Mortgage   |           |                    | \$20K  |
| Oct 30, 1990 | Financing | Mortgage   |           |                    | \$71K  |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Alfred Letourneau Elementary School | Elementary | KG–5   | 0.8 mi   |
| Edmond P. Talbot Middle School      | Middle     | 6–8    | 1.5 mi   |
| B.M.C. Durfee High School           | High       | 9–12   | 2.4 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>Absentee owner</b> |
|-----------|-----------------------|