

Triplex (3 Units, Any Combination)

**RESIDENTIAL**

# 40 FOSTER ST

FALL RIVER, MA 02721



**10**

BEDS

**3**

BATHS

**2,652 ft²**

LIVING AREA

**0.15 ac**

LOT SIZE

**1900**

YEAR BUILT

**3**

STORIES

**12**

ROOMS

## VALUATION

Last Sale

**\$575,000 · Oct 7, 2021**

## TAX & ASSESSMENT

Property Tax

**\$6,745 (2025)**

Assessed Value

**\$589,100**

Previous Assessed

**\$561,100**

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | <b>Triplex (3 Units, Any Combination)</b> |
| Style         | <b>Two Family</b>                         |
| County        | <b>Bristol</b>                            |
| Lot (acres)   | <b>0.15</b>                               |
| Construction  | <b>Frame (Unspecified)</b>                |
| Roof          | <b>Asphalt</b>                            |
| Heating       | <b>Forced Air</b>                         |
| Cooling       | <b>Yes</b>                                |
| Pool          | <b>No</b>                                 |

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------------|---------------------------------------|-----------|--------------------|--------|
| <b>Oct 10, 2020</b> | Resale          | Quit Claim Arm'S Length For Ne States | \$575,000 | \$217              | \$565K |
| <b>Jun 29, 2020</b> | Resale          | Quit Claim Transfer                   | \$135,000 | \$51               |        |
| <b>Oct 25, 2004</b> | Financing       | Mortgage                              |           |                    | \$125K |
| <b>Aug 24, 2001</b> | Non-arms-length | Grant Deed                            | \$103,300 | \$39               | \$88K  |
| <b>Nov 22, 1991</b> | Financing       | Mortgage                              |           |                    | \$75K  |
| <b>May 6, 1991</b>  | Financing       | Mortgage                              |           |                    | \$75K  |
| <b>Oct 20, 1988</b> | Financing       | Mortgage                              |           |                    | \$36K  |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>William S. Greene Elementary School</b> | Elementary | KG–5   | 0.3 mi   |
| <b>Matthew J. Kuss Middle School</b>       | Middle     | 6–8    | 1.3 mi   |
| <b>B.M.C. Durfee High School</b>           | High       | 9–12   | 2.1 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>Owner occupied</b> |
|-----------|-----------------------|