

Single Family Residence **RESIDENTIAL**

45 FREDERICK ST

FALL RIVER, MA 02721

\$625,268 TopHap Estimate · \$295 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,116 ft²

LIVING AREA

0.21 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$625K

\$554K low

\$697K high

Last Sale

\$490,000 · Dec 23, 2022

Est. Owner Equity

\$233,268

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$6,120 (2025)
Assessed Value	\$534,500
Assessor Market Value	\$559,550

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	BRISTOL
Lot (acres)	0.21
Construction	Concrete
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 22, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$490,000	\$232	\$392K
Aug 13, 2018	Recorded document	Redemption Deed			
Jun 17, 2014	Quitclaim	Quit Claim Transfer			
Jun 18, 2014	Resale	Quit Claim Arm'S Length For Ne States	\$75,000	\$35	\$210K

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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