

Residential Income (General/Multi-Family)

RESIDENTIAL

90 RAND ST

CENTRAL FALLS, RI 02863



0.17 ac
LOT SIZE

3
STORIES

VALUATION

Last Sale

\$50,000 · Jul 19, 2012

TAX & ASSESSMENT

Property Tax	\$8,872 (2025)
Assessed Value	\$671,600
Previous Assessed	\$485,100

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	PROVIDENCE
Lot (acres)	0.17

Pool

No

CLIMATE RISK

1

FLOOD

0

WILDFIRE

56

HEAT

95

STORM

28

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 19, 2012	Resale	Warranty Deed	\$50,000		
Mar 1, 2012	Recorded document	Grant Deed	\$1		
Mar 1, 2012	Recorded document	Grant Deed	\$1		
Dec 6, 2010	Resale	Warranty Deed	\$37,000		\$35K
Jan 12, 2007	Financing	Mortgage			\$255K
Dec 23, 2003	Financing	Mortgage			\$218K
May 3, 1989	Financing	Mortgage			\$15K
Mar 22, 1989	Financing	Mortgage			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Falls Sr High School	High	9–12	0.2 mi
Veterans Memorial Elementary School	Elementary	KG–5	0.3 mi
Calcutt Middle School	Middle	6–8	0.3 mi

District: Central Falls 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 02863

104 CRIME INDEX	108 AIR POLLUTION	22,865 POPULATION	\$41K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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