

Single Family Residence

RESIDENTIAL

91 DUNCAN ST

FALL RIVER, MA 02721

\$352,043

TopHap Estimate · \$357 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

987 ft²

LIVING AREA

0.11 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$352K

\$307K low

\$397K high

Last Sale

\$360,000 · Nov 3, 2023

Est. Owner Equity

\$64,043

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$3,475 (2025)
Assessed Value	\$303,500
Assessor Market Value	\$374,585

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	BRISTOL
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Steam
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 3, 2023	Non-arms-length	Quit Claim Arm'S Length For Ne States	\$360,000	\$365	\$288K
Sep 10, 2002	Financing	Mortgage			\$22K
Jun 24, 2002	Financing	Mortgage			\$93K
Sep 7, 1999	Financing	Mortgage			\$32K
Aug 25, 1997	Financing	Mortgage			\$12K
Feb 21, 1996	Financing	Mortgage			\$67K
Oct 10, 1991	Resale	Grant Deed	\$72,900	\$74	\$66K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alfred Letourneau Elementary School	Elementary	KG–5	0.6 mi
Matthew J. Kuss Middle School	Middle	6–8	1.4 mi
B.M.C. Durfee High School	High	9–12	2.6 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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