

Single Family Residence **RESIDENTIAL**

40 DUNCAN ST

FALL RIVER, MA 02721

\$501,545 TopHap Estimate · \$378 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,326 ft²

LIVING AREA

0.24 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

Pre-foreclosure (NOS)

Auction scheduled for Oct 31, 2025.

VALUATION

\$502K

\$465K low

\$538K high

Last Sale	\$500,000 · Jun 1, 2026
Est. Owner Equity	\$101,545
Loan-to-Value	80%

TAX & ASSESSMENT

Property Tax	\$4,271 (2025)
Assessed Value	\$373,000
Assessor Market Value	\$367,270

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	BRISTOL
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 24, 2026	Resale	Quit Claim Transfer	\$500,000	\$377	\$400K
Nov 24, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$275,998	\$208	\$160K
Jun 1, 2018	Quitclaim	Quit Claim Transfer	\$250,000	\$189	\$245K
Jun 2, 2017	Resale	Quit Claim Transfer	\$110,000	\$83	
May 30, 2014	Resale	Redemption Deed	\$76,125	\$57	
Feb 26, 2013	Resale	Grant Deed	\$106,669	\$80	
Feb 24, 2006	Resale	Grant Deed	\$229,500	\$173	
Mar 22, 2004	Financing	Mortgage			\$178K
Dec 15, 2003	Financing	Mortgage			\$144K
Jan 18, 2001	Financing	Mortgage			\$137K
Jun 30, 2000	Resale	Grant Deed	\$130,000	\$98	\$133K
Jan 19, 1999	Resale	Grant Deed	\$108,900	\$82	\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alfred Letourneau Elementary School	Elementary	KG–5	0.7 mi
Matthew J. Kuss Middle School	Middle	6–8	1.3 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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