

Triplex (3 Units, Any Combination)

RESIDENTIAL

35 FOREST ST  
FALL RIVER, MA 02721



8

BEDS

3

BATHS

3,431 ft<sup>2</sup>

LIVING AREA

2,601 ft<sup>2</sup>

LOT SIZE

1900

YEAR BUILT

3

STORIES

17

ROOMS

VALUATION

Last Sale

\$108,500 · Aug 12, 2016

TAX & ASSESSMENT

Property Tax

\$4,909 (2025)

Assessed Value

\$428,700

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | <b>Triplex (3 Units, Any Combination)</b> |
| Style         | <b>Conventional</b>                       |
| County        | <b>BRISTOL</b>                            |
| Lot (acres)   | <b>0.06</b>                               |
| Construction  | <b>Frame (Unspecified)</b>                |
| Roof          | <b>Asphalt</b>                            |
| Heating       | <b>Steam</b>                              |
| Pool          | <b>No</b>                                 |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------------------|--------|
| <b>Oct 10, 2024</b> | Quitclaim         | Quit Claim Transfer |           |                    |        |
| <b>Aug 11, 2016</b> | Resale            | Warranty Deed       | \$108,500 | \$32               | \$87K  |
| <b>May 16, 2006</b> | Recorded document | Grant Deed          | \$1       | \$0                |        |
| <b>May 16, 2006</b> | Financing         | Grant Deed          |           |                    | \$312K |
| <b>May 16, 2006</b> | Financing         | Grant Deed          |           |                    | \$207K |
| <b>May 25, 2000</b> | Financing         | Mortgage            |           |                    | \$750K |
| <b>Sep 23, 1999</b> | Financing         | Mortgage            |           |                    | \$450K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| <b>Henry Lord Community School</b> | Elementary | KG–8   | 1.6 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>129</div> <div>CRIME INDEX</div> | <div>96</div> <div>AIR POLLUTION</div> | <div>28,059</div> <div>POPULATION</div> | <div>\$57K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>52%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|