

Triplex (3 Units, Any Combination) RESIDENTIAL

52 ROCLIFFE ST
FALL RIVER, MA 02723



6
BEDS

3
BATHS

2,477 ft²
LIVING AREA

2,805 ft²
LOT SIZE

1900
YEAR BUILT

3
STORIES

12
ROOMS

VALUATION

Last Sale \$820,000 · Jan 20, 2022

TAX & ASSESSMENT

Property Tax \$4,423 (2025)
Assessed Value \$386,300

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Triplex
County	BRISTOL
Lot (acres)	0.06
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Space
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2024	Quitclaim	Quit Claim Transfer			
Mar 27, 2024	Quitclaim	Quit Claim Transfer			
Aug 8, 2022	Quitclaim	Quit Claim Transfer			\$322K
Dec 28, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$820,000	\$331	\$820K
Nov 12, 2021	Non-arms-length	Foreclosure	\$240,000	\$97	
Feb 7, 2013	Recorded document	Grant Deed	\$1	\$0	
Feb 7, 2013	Recorded document	Grant Deed	\$1	\$0	
Nov 10, 2006	Financing	Grant Deed			\$125K
Nov 10, 2006	Recorded document	Grant Deed	\$1	\$0	
Oct 8, 2002	Financing	Mortgage			\$79K
Sep 7, 2000	Financing	Mortgage			\$72K
May 30, 1995	Resale	Grant Deed	\$90,000	\$36	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mary Fonseca Elementary School	Elementary	KG–5	0.5 mi
Edmond P. Talbot Middle School	Middle	6–8	0.6 mi
B.M.C. Durfee High School	High	9–12	1.4 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 02723

159 CRIME INDEX	97 AIR POLLUTION	17,401 POPULATION	\$49K MEDIAN IN-COME	51°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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