

Single Family Residence **RESIDENTIAL**

78 DUNCAN ST

FALL RIVER, MA 02721

\$436,732 TopHap Estimate · \$230 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,900 ft²

LIVING AREA

0.19 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$437K

\$403K low

\$471K high

Last Sale

\$420,000 · Jul 23, 2025

Est. Owner Equity

\$100,732

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$4,507 (2025)
Assessed Value	\$393,600
Assessor Market Value	\$395,010

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	BRISTOL
Lot (acres)	0.19
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Attached
Pool	In-Ground Pool

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$420,000	\$221	\$336K
Aug 26, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$350,999	\$185	
Feb 20, 2007	Resale	Deed	\$258,000	\$136	\$206K
Apr 22, 2005	Financing	Mortgage			\$110K
Sep 30, 2004	Financing	Mortgage			\$10K
Sep 3, 2002	Financing	Mortgage			\$75K
Sep 28, 1992	Financing	Mortgage			\$83K
Sep 29, 1989	Resale	Grant Deed	\$126,500	\$67	\$70K
Aug 3, 1989	Resale	Grant Deed	\$35,000	\$18	\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alfred Letourneau Elementary School	Elementary	KG–5	0.7 mi
Matthew J. Kuss Middle School	Middle	6–8	1.4 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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