

Single Family Residence **RESIDENTIAL**

63 WATSON WAY

FALL RIVER, MA 02721

\$452,663 TopHap Estimate · \$262 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,726 ft²

LIVING AREA

0.22 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$453K

\$428K low

\$478K high

Last Sale

\$115,000 · Sep 20, 1996

Est. Owner Equity

\$259,363

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,719 (2025)
Assessed Value	\$412,100
Assessor Market Value	\$464,075

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	BRISTOL
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 19, 2016	Quitclaim	Quit Claim Transfer			
Dec 31, 2001	Financing	Mortgage			\$76K
Sep 20, 1996	Resale	Grant Deed	\$115,000	\$67	\$117K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Henry Lord Community School	Elementary	KG–8	0.2 mi
B.M.C. Durfee High School	High	9–12	3.5 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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