

Single Family Residence **RESIDENTIAL**

# 30 WATSON WAY

FALL RIVER, MA 02721

**\$470,888** TopHap Estimate · \$269 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,748 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$471K**

\$426K low

\$516K high

Last Sale

**\$117,500 · Oct 11, 1996**

Est. Owner Equity

**\$260,788**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,741 (2025) |
| Assessed Value        | \$414,100      |
| Assessor Market Value | \$467,210      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Raised Ranch            |
| County        | BRISTOL                 |
| Lot (acres)   | 0.27                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| May 18, 2007 | Financing | Mortgage   |           |                    | \$206K |
| Sep 19, 2005 | Financing | Mortgage   |           |                    | \$175K |
| Feb 25, 2004 | Financing | Mortgage   |           |                    | \$157K |
| Oct 11, 1996 | Resale    | Grant Deed | \$117,500 | \$67               | \$112K |

## 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   | 3.4 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 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 | Owner occupied |
|-----------|----------------|