

Single Family Residence **RESIDENTIAL**

# 38 WATSON WAY

FALL RIVER, MA 02721

**\$531,995** TopHap Estimate · \$304 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

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

LIVING AREA

**0.2 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$532K**

\$477K low

\$587K high

Last Sale

**\$111,000 · Dec 19, 1996**

Est. Owner Equity

**\$437,495**

Loan-to-Value

**17%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,586 (2025) |
| Assessed Value        | \$487,900      |
| Assessor Market Value | \$465,120      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Raised Ranch            |
| County        | BRISTOL                 |
| Lot (acres)   | 0.20                    |
| 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   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Apr 30, 2003 | Financing | Mortgage   |           |                    | \$95K  |
| Dec 19, 1996 | Resale    | Grant Deed | \$111,000 | \$64               | \$100K |

## 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|