

Single Family Residence **RESIDENTIAL**

44 WATSON WAY

FALL RIVER, MA 02721

\$480,248 TopHap Estimate · \$291 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,652 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$480K

\$455K low

\$505K high

Last Sale

\$270,000 · Aug 21, 2020

Est. Owner Equity

\$232,248

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$4,967 (2025)
Assessed Value	\$433,800
Assessor Market Value	\$448,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	BRISTOL
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 24, 2020	Quitclaim	Quit Claim Transfer			
Aug 20, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$270,000	\$163	\$248K
Dec 7, 2018	Quitclaim	Quit Claim Transfer			
Mar 9, 2004	Recorded document	Grant Deed	\$1	\$0	
Sep 6, 1996	Resale	Grant Deed	\$115,000	\$70	

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

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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