

Duplex (2 Units, Any Combination)

RESIDENTIAL

45 WATSON WAY

FALL RIVER, MA 02721



5

BEDS

2

BATHS

2,186 ft²

LIVING AREA

0.26 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

Last Sale

\$135,000 · Aug 6, 1996

TAX & ASSESSMENT

Property Tax	\$6,815 (2025)
Assessed Value	\$595,200
Previous Assessed	\$543,900

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Two Family
County	Bristol
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 13, 2020	Quitclaim	Quit Claim Transfer			
Oct 9, 2012	Quitclaim	Quit Claim Transfer			\$62K
Oct 9, 2012	Quitclaim	Quit Claim Transfer			
Aug 31, 2004	Financing	Mortgage			\$95K
Mar 18, 2004	Financing	Mortgage			\$22K
Mar 2, 2004	Financing	Mortgage			\$32K
Oct 15, 2003	Financing	Mortgage			\$32K
May 19, 2003	Financing	Mortgage			\$88K
Jun 7, 2002	Financing	Mortgage			\$20K
Dec 20, 2001	Financing	Mortgage			\$90K
Jan 9, 1998	Financing	Mortgage			\$80K
Aug 6, 1996	Resale	Grant Deed	\$135,000	\$62	\$122K
Jun 13, 1996	Financing	Mortgage			\$79K

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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