

Triplex (3 Units, Any Combination)

RESIDENTIAL

61 BRAYTON AVE

FALL RIVER, MA 02721



7

BEDS

3

BATHS

2,513 ft²

LIVING AREA

3,136 ft²

LOT SIZE

1900

YEAR BUILT

2

STORIES

14

ROOMS

VALUATION

Last Sale

\$430,000 · Dec 9, 2022

TAX & ASSESSMENT

Property Tax

\$4,991 (2025)

Assessed Value

\$435,900

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
Style	Triplex
County	BRISTOL
Lot (acres)	0.07
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	56 HEAT	93 STORM	28 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2026	Quitclaim	Quit Claim Transfer			
Dec 9, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$430,000	\$171	\$334K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alfred Letourneau Elementary School	Elementary	KG–5	0.8 mi
Edmond P. Talbot Middle School	Middle	6–8	1.8 mi
B.M.C. Durfee High School	High	9–12	2.5 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------