

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

# 739 BRAYTON AVE

FALL RIVER, MA 02721



**4**

BEDS

**2**

BATHS

**1,834 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1911**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

Last Sale

**\$296,000 · Oct 30, 2020**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$4,595 (2025)</b> |
| Assessed Value    | <b>\$401,300</b>      |
| Previous Assessed | <b>\$370,000</b>      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Two Family                        |
| County        | Bristol                           |
| Lot (acres)   | 0.13                              |
| Construction  | Frame (Unspecified)               |
| Roof          | Asphalt                           |
| Heating       | Steam                             |
| Cooling       | Yes                               |
| Garage        | Garage, Detached                  |
| Pool          | In-Ground Pool                    |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------------------------|-----------|--------------------|--------|
| Oct 30, 2020 | Resale          | Quit Claim Arm'S Length For Ne States | \$296,000 | \$161              | \$291K |
| Jan 29, 2013 | Financing       | Mortgage                              |           |                    | \$174K |
| Apr 30, 2009 | Resale          | Deed                                  | \$185,000 | \$101              | \$182K |
| Aug 13, 2007 | Financing       | Mortgage                              |           |                    | \$41K  |
| Dec 20, 2004 | Financing       | Mortgage                              |           |                    | \$130K |
| Jan 2, 2003  | Financing       | Mortgage                              |           |                    | \$114K |
| Aug 29, 2001 | Financing       | Mortgage                              |           |                    | \$114K |
| Mar 3, 1999  | Financing       | Mortgage                              |           |                    | \$22K  |
| Dec 4, 1997  | Financing       | Mortgage                              |           |                    | \$97K  |
| Apr 15, 1994 | Financing       | Mortgage                              |           |                    | \$8K   |
| Mar 13, 1992 | Financing       | Mortgage                              |           |                    | \$80K  |
| Aug 13, 1991 | Financing       | Mortgage                              |           |                    | \$15K  |
| Apr 16, 1991 | Financing       | Mortgage                              |           |                    | \$50K  |
| May 11, 1989 | Financing       | Mortgage                              |           |                    | \$8K   |
| Jul 15, 1987 | Non-arms-length | Grant Deed                            | \$50,000  | \$27               | \$40K  |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Alfred Letourneau Elementary School | Elementary | KG–5   | 0.8 mi   |
| Edmond P. Talbot Middle School      | Middle     | 6–8    | 1.3 mi   |

|                                  |      |      |        |
|----------------------------------|------|------|--------|
| <b>B.M.C. Durfee High School</b> | High | 9–12 | 2.4 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> |
|-----------|-----------------------|