

Single Family Residence **RESIDENTIAL**

44 HANCOCK ST

FALL RIVER, MA 02721

\$470,855 TopHap Estimate · \$251 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,877 ft²

LIVING AREA

0.14 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$471K

\$454K low

\$487K high

Last Sale

\$355,000 · Dec 18, 2020

Est. Owner Equity

\$123,267

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$4,603 (2025)
Assessed Value	\$402,000
Assessor Market Value	\$491,815

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	BRISTOL
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 17, 2020	Resale	Quit Claim Arm'S Length For Ne States	\$355,000	\$189	\$348K
Jun 30, 2020	Quitclaim	Quit Claim Transfer	\$175,000	\$93	
Nov 13, 2019	Quitclaim	Quit Claim Transfer			
Feb 27, 2019	Non-arms-length	Foreclosure	\$194,300	\$104	
Aug 5, 2011	Financing	Grant Deed			\$195K
Aug 5, 2011	Recorded document	Grant Deed	\$1	\$0	
Apr 16, 2003	Financing	Mortgage			\$162K
May 20, 2002	Resale	Grant Deed	\$163,900	\$87	\$156K
Feb 1, 1999	Financing	Mortgage			\$92K
Feb 12, 1998	Financing	Mortgage			\$6K
Aug 27, 1997	Financing	Mortgage			\$94K
Aug 17, 1993	Financing	Mortgage			\$8K
Oct 16, 1991	Resale	Grant Deed	\$104,000	\$55	\$99K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alfred Letourneau Elementary School	Elementary	KG–5	0.6 mi
Matthew J. Kuss Middle School	Middle	6–8	2.4 mi
B.M.C. Durfee High School	High	9–12	3.6 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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