

Single Family Residence **RESIDENTIAL**

196 HANCOCK ST

FALL RIVER, MA 02721

\$573,010 TopHap Estimate · \$262 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,189 ft²

LIVING AREA

0.26 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$573K

\$544K low

\$602K high

Est. Owner Equity

\$437,010

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$5,331 (2025)
Assessed Value	\$465,600
Assessor Market Value	\$479,845

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	BRISTOL
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 2, 2004	Financing	Mortgage			\$25K
Feb 19, 2003	Financing	Mortgage			\$176K
Jul 31, 2001	Resale	Grant Deed	\$155,000	\$71	\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alfred Letourneau Elementary School	Elementary	KG–5	0.7 mi
Matthew J. Kuss Middle School	Middle	6–8	2.5 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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