

Single Family Residence **RESIDENTIAL**

840 HANCOCK ST

FALL RIVER, MA 02721

\$463,276 TopHap Estimate · \$194 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,386 ft²

LIVING AREA

0.22 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$463K

\$429K low

\$498K high

Est. Owner Equity

\$413,276

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$4,763 (2025)
Assessed Value	\$416,000
Assessor Market Value	\$623,010

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	BRISTOL
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 1997	Financing	Mortgage			\$50K
Jan 21, 1988	Financing	Mortgage			\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alfred Letourneau Elementary School	Elementary	KG–5	1.2 mi
Matthew J. Kuss Middle School	Middle	6–8	3.0 mi
B.M.C. Durfee High School	High	9–12	3.7 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
-----------	-----------------------