

Single Family Residence **RESIDENTIAL**

# 520 HANCOCK ST

FALL RIVER, MA 02721

**\$434,636** TopHap Estimate · \$386 / ft² · confidence 92 · as of Jul 14, 2026



**2**  
BEDS

**1.5**  
BATHS

**1,126 ft²**  
LIVING AREA

**0.24 ac**  
LOT SIZE

**1984**  
YEAR BUILT

**1**  
STORIES

**5**  
ROOMS

## VALUATION

**\$435K**

\$399K low

\$470K high

Last Sale

**\$122,000 · Feb 4, 1994**

Est. Owner Equity

**\$349,636**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,194 (2025) |
| Assessed Value        | \$366,300      |
| Assessor Market Value | \$422,750      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Cape Cod                         |
| County        | BRISTOL                          |
| Lot (acres)   | 0.24                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Garage        | Garage, Detached                 |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------------|------------|-----------|--------------------|-------|
| Feb 4, 1994  | Resale          | Grant Deed | \$122,000 | \$108              | \$85K |
| Mar 5, 1992  | Non-arms-length | Grant Deed | \$121,000 | \$107              | \$97K |
| Aug 24, 1990 | Financing       | Mortgage   |           |                    | \$10K |
| May 5, 1987  | Financing       | Mortgage   |           |                    | \$84K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Alfred Letourneau Elementary School | Elementary | KG–5   | 0.9 mi   |
| Matthew J. Kuss Middle School       | Middle     | 6–8    | 2.8 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|