

Single Family Residence **RESIDENTIAL**

20 HANCOCK ST

FALL RIVER, MA 02721

\$395,258 TopHap Estimate · \$374 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,056 ft²

LIVING AREA

0.13 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$395K

\$380K low

\$411K high

Last Sale

\$312,000 · Apr 14, 2022

Est. Owner Equity

\$98,858

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$3,721 (2025)
Assessed Value	\$325,000
Assessor Market Value	\$394,345

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	BRISTOL
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$312,000	\$295	\$296K
Mar 4, 2004	Financing	Mortgage			\$146K
Apr 13, 1998	Financing	Mortgage			\$13K
Nov 10, 1997	Financing	Mortgage			\$108K
Jun 26, 1996	Financing	Mortgage			\$31K
Oct 20, 1995	Financing	Mortgage			\$25K
May 4, 1994	Financing	Mortgage			\$14K
Mar 30, 1993	Financing	Mortgage			\$77K
Mar 22, 1993	Financing	Mortgage			\$9K
Feb 19, 1993	Financing	Mortgage			\$9K

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	Absentee owner
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