

Single Family Residence **RESIDENTIAL**

306 HANCOCK ST

FALL RIVER, MA 02721

\$616,182 TopHap Estimate · \$200 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,076 ft²

LIVING AREA

0.38 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$616K

\$601K low

\$632K high

Last Sale

\$85,000 · May 5, 1995

Est. Owner Equity

\$436,182

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$6,035 (2025)
Assessed Value	\$527,100
Assessor Market Value	\$638,970

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	BRISTOL
Lot (acres)	0.38
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 4, 2013	Financing	Mortgage			\$45K
Mar 5, 2003	Financing	Mortgage			\$135K
Dec 17, 1996	Financing	Mortgage			\$20K
May 5, 1995	Resale	Grant Deed	\$85,000	\$28	\$117K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alfred Letourneau Elementary School	Elementary	KG–5	0.8 mi
Matthew J. Kuss Middle School	Middle	6–8	2.6 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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