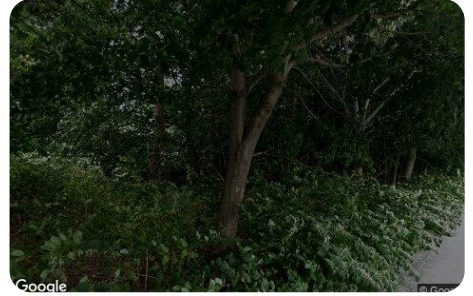


Single Family Residence **RESIDENTIAL**

118 HANCOCK ST

FALL RIVER, MA 02721

\$673,447 TopHap Estimate · \$329 / ft² · confidence 93 · as of Jul 14, 2026



2.5

BATHS

2,044 ft²

LIVING AREA

0.2 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

VALUATION

\$673K

\$624K low

\$723K high

Last Sale

\$499,900 · Oct 27, 2021

Est. Owner Equity

\$423,447

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$6,589 (2025)
Assessed Value	\$575,500
Assessor Market Value	\$591,375

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	BRISTOL
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	7 WILDFIRE	56 HEAT	93 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 27, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$499,900	\$245	\$250K

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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