

Single Family Residence

RESIDENTIAL

412 MANCHESTER ST

FALL RIVER, MA 02721

\$440,650 TopHap Estimate · \$350 / ft² · confidence 93 · as of Jul 14, 2026



1

BATHS

1,260 ft²

LIVING AREA

0.12 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

VALUATION

\$441K

\$411K low

\$471K high

Last Sale

\$365,000 · Dec 3, 2021

Est. Owner Equity

\$87,832

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$4,833 (2025)
Assessed Value	\$422,100
Previous Assessed	\$391,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Bristol
Lot (acres)	0.12
Roof	Asphalt
Heating	Forced Air
Cooling	Yes

CLIMATE RISK

1 FLOOD	1 WILDFIRE	56 HEAT	91 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 2, 2021	Quitclaim	Quit Claim Transfer			
Dec 3, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$365,000	\$290	\$353K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William S. Greene Elementary School	Elementary	KG–5	0.1 mi
Matthew J. Kuss Middle School	Middle	6–8	1.4 mi
B.M.C. Durfee High School	High	9–12	2.1 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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