

Single Family Residence **RESIDENTIAL**

49 FRANKLIN ST

RIVERSIDE, RI 02915

\$407,218 TopHap Estimate · \$424 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

960 ft²

LIVING AREA

0.16 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$407K

\$393K low

\$421K high

Last Sale

\$230,000 · Jul 6, 2007

Est. Owner Equity

\$50,918

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$4,203 (2025)
Assessed Value	\$321,600
Previous Assessed	\$275,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PROVIDENCE
Lot (acres)	0.16
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 12, 2016	Quitclaim	Quit Claim Transfer			\$130K
Jul 6, 2007	Resale	Grant Deed	\$230,000	\$240	\$230K
Jun 12, 2003	Financing	Mortgage			\$100K
Dec 10, 2001	Financing	Mortgage			\$90K
Aug 4, 1999	Resale	Grant Deed	\$73,500	\$77	\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Waddington School	Elementary	KG–5	0.5 mi
Riverside Middle School	Middle	6–8	1.3 mi
East Providence High School	High	9–12	4.2 mi

District: East Providence 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 02915

99 CRIME INDEX	111 AIR POLLUTION	18,028 POPULATION	\$81K MEDIAN IN-COME	51°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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