

Single Family Residence **RESIDENTIAL**

# 74 ROGERS AVE

RIVERSIDE, RI 02915

**\$490,524** TopHap Estimate · \$319 / ft² · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,536 ft²**

LIVING AREA

**0.13 ac**

LOT SIZE

**1930**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$491K**

\$448K low

\$533K high

Last Sale

**\$305,000 · Aug 17, 2018**

Est. Owner Equity

**\$190,524**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

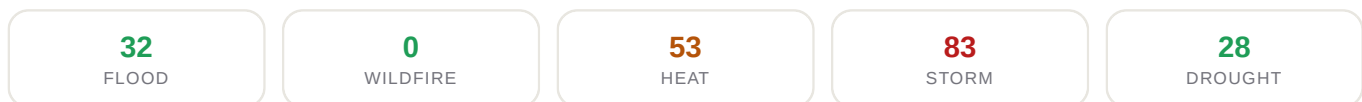
|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,110 (2025) |
| Assessed Value    | \$391,000      |
| Previous Assessed | \$347,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PROVIDENCE              |
| Lot (acres)   | 0.13                    |
| Roof          | Asphalt                 |
| Heating       | Steam                   |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-----------|--------------------|--------|
| Aug 17, 2018 | Resale          | Warranty Deed | \$305,000 | \$199              | \$296K |
| Jul 11, 2012 | Resale          | Warranty Deed | \$255,000 | \$166              | \$242K |
| May 31, 2007 | Resale          | Grant Deed    | \$295,000 | \$192              | \$236K |
| May 31, 2007 | Financing       | Mortgage      |           |                    | \$14K  |
| May 31, 2007 | Financing       | Mortgage      |           |                    | \$14K  |
| May 31, 2007 | Resale          | Grant Deed    | \$295,000 | \$192              | \$236K |
| Apr 21, 2006 | Non-arms-length | Grant Deed    | \$100,000 | \$65               | \$192K |
| Apr 21, 2006 | Non-arms-length | Deed          | \$100,000 | \$65               | \$192K |
| Oct 29, 2003 | Financing       | Mortgage      |           |                    | \$93K  |
| Oct 8, 2003  | Financing       | Mortgage      |           |                    | \$93K  |
| Aug 19, 1996 | Financing       | Mortgage      |           |                    | \$115K |

|             |           |            |           |      |        |
|-------------|-----------|------------|-----------|------|--------|
| May 1, 1995 | Resale    | Grant Deed | \$120,000 | \$78 | \$114K |
| May 1, 1995 | Financing | Mortgage   |           |      | \$114K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Primrose Hill School     | Elementary | PK–3   | 0.9 mi   |
| Barrington Middle School | Middle     | 6–8    | 1.1 mi   |
| Barrington High School   | High       | 9–12   | 1.5 mi   |

District: Barrington 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>18,028</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|