

Single Family Residence

**RESIDENTIAL**

# 40 RUTH AVE

RUMFORD, RI 02916

**\$485,678** TopHap Estimate · \$300 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,619 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1896**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$486K**

\$457K low

\$514K high

Last Sale

**\$445,040 · Jun 30, 2022**

Est. Owner Equity

**\$140,678**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,854 (2025) |
| Assessed Value    | \$447,900      |
| Previous Assessed | \$355,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | PROVIDENCE              |
| Lot (acres)   | 0.16                    |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Jun 30, 2022 | Resale    | Warranty Deed | \$445,040 | \$275  | \$345K |
| May 12, 2020 | Resale    | Warranty Deed | \$249,000 | \$154  | \$244K |
| Sep 27, 2005 | Financing | Mortgage      |           |        | \$20K  |
| Jul 22, 2005 | Financing | Mortgage      |           |        | \$225K |
| Feb 18, 2004 | Resale    | Grant Deed    | \$225,000 | \$139  | \$180K |
| Sep 17, 2001 | Resale    | Grant Deed    | \$147,500 | \$91   | \$146K |
| Mar 3, 2000  | Financing | Mortgage      |           |        | \$20K  |
| Mar 12, 1999 | Financing | Mortgage      |           |        | \$79K  |
| Dec 16, 1998 | Financing | Mortgage      |           |        | \$18K  |
| Jul 17, 1996 | Financing | Mortgage      |           |        | \$68K  |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Francis School                 | Elementary | KG–5   | 0.3 mi   |
| East Providence High School    | High       | 9–12   | 1.8 mi   |
| Edward R. Martin Middle School | Middle     | 6–8    | 2.6 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 02916

|                          |                             |                            |                                |                         |                        |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>79</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>7,060</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|