

Single Family Residence

RESIDENTIAL

45 RUTH AVE

RUMFORD, RI 02916

\$400,364 TopHap Estimate · \$275 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,454 ft²

LIVING AREA

0.23 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$400K

\$367K low

\$434K high

Last Sale

\$95,000 · Dec 29, 1994

Est. Owner Equity

\$286,364

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$4,999 (2025)
Assessed Value	\$382,500
Previous Assessed	\$351,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	PROVIDENCE
Lot (acres)	0.23
Roof	Asphalt
Heating	Steam
Pool	No

Deck

CLIMATE RISK

1
FLOOD

6
WILDFIRE

56
HEAT

93
STORM

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 5, 2003	Financing	Mortgage			\$140K
Dec 29, 1994	Resale	Grant Deed	\$95,000	\$65	\$95K

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

79 CRIME INDEX	112 AIR POLLUTION	7,060 POPULATION	\$79K MEDIAN IN-COME	50°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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