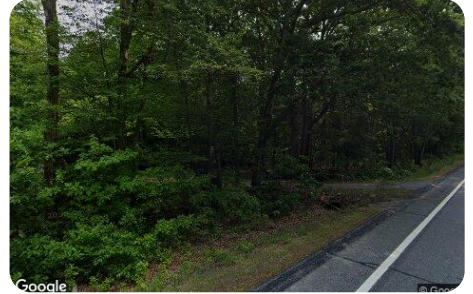


Single Family Residence **RESIDENTIAL**

446 SPRING ST

ROCKVILLE, RI 02873

\$852,498 TopHap Estimate · \$248 / ft² · confidence 99 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

3,437 ft²

LIVING AREA

7.3 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$852K

\$844K low

\$861K high

Last Sale

\$675,000 · Nov 30, 2022

Est. Owner Equity

\$269,448

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$10,786 (2025)
Assessed Value	\$705,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WASHINGTON
Lot (acres)	7.30
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	Yes

Deck

CLIMATE RISK

1
FLOOD

13
WILDFIRE

51
HEAT

89
STORM

29
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 4, 2022	Resale	Warranty Deed	\$675,000	\$196	\$583K
Jun 15, 2009	Resale	Warranty Deed	\$335,000	\$97	
Nov 23, 1988	Non-arms-length	Grant Deed	\$184,000	\$54	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hope Valley Elementary School	Elementary	PK–4	3.4 mi
Chariho High School	High	9–12	7.1 mi
Chariho Regional Middle School	Middle	5–8	7.1 mi

District: Chariho Regional 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 02873

93 CRIME INDEX	103 AIR POLLUTION	281 POPULATION	\$84K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
--------------------------	-----------------------------	--------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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