

Single Family Residence

RESIDENTIAL

80 RAND ST

CENTRAL FALLS, RI 02863

\$396,741 TopHap Estimate · \$232 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,711 ft²

LIVING AREA

0.17 ac

LOT SIZE

1870

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$397K

\$360K low

\$433K high

Last Sale

\$100,000 · Aug 20, 2019

Est. Owner Equity

\$321,741

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$4,090 (2025)
Assessed Value	\$309,600
Previous Assessed	\$276,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	PROVIDENCE
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Radiant
Fireplace	Yes
Pool	No

CLIMATE RISK

1
 FLOOD

0
 WILDFIRE

56
 HEAT

95
 STORM

28
 DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 19, 2019	Non-arms-length	Grant Deed	\$100,000	\$58	\$75K
Apr 2, 2013	Recorded document	Grant Deed	\$1	\$0	
Nov 19, 2010	Recorded document	Grant Deed	\$1	\$0	
Nov 19, 2010	Financing	Mortgage			\$84K
Oct 4, 2010	Resale	Warranty Deed	\$81,000	\$47	\$77K
Aug 12, 2010	Recorded document	Grant Deed	\$1	\$0	
Aug 12, 2010	Resale	Warranty Deed	\$68,766	\$40	\$74K
May 24, 2004	Resale	Grant Deed	\$119,000	\$70	\$106K
May 14, 2002	Financing	Mortgage			\$82K
Sep 24, 1998	Financing	Mortgage			\$64K
Apr 5, 1990	Resale	Grant Deed	\$84,000	\$49	\$69K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Falls Sr High School	High	9–12	0.1 mi
Veterans Memorial Elementary School	Elementary	KG–5	0.3 mi
Calcutt Middle School	Middle	6–8	0.3 mi

District: Central Falls 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 02863

104 CRIME INDEX	108 AIR POLLUTION	22,865 POPULATION	\$41K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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