

Single Family Residence **RESIDENTIAL**

31 BLUFF ST

RIVERSIDE, RI 02915

\$769,200 TopHap Estimate · \$519 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,482 ft²

LIVING AREA

0.11 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$769K

\$722K low

\$816K high

Last Sale

\$385,000 · Aug 17, 2017

Est. Owner Equity

\$358,200

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$9,237 (2025)
Assessed Value	\$706,700
Previous Assessed	\$587,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	PROVIDENCE
Lot (acres)	0.11
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

85
FLOOD

0
WILDFIRE

53
HEAT

83
STORM

28
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 17, 2017	Resale	Warranty Deed	\$385,000	\$260	\$308K
Dec 26, 2013	Financing	Mortgage			\$140K
Dec 11, 2012	Financing	Mortgage			\$150K
Dec 7, 2007	Financing	Mortgage			\$135K
Jun 29, 2006	Financing	Mortgage			\$100K
Jan 12, 1999	Financing	Mortgage			\$110K
Apr 30, 1997	Financing	Mortgage			\$92K
Apr 19, 1994	Resale	Grant Deed	\$107,000	\$72	\$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oldham School	Elementary	KG–5	0.4 mi
Riverside Middle School	Middle	6–8	1.1 mi
East Providence High School	High	9–12	3.5 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 02915

99 CRIME INDEX	111 AIR POLLUTION	18,028 POPULATION	\$81K MEDIAN IN-COME	51°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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