

Single Family Residence **RESIDENTIAL**

44 RIVERSIDE AVE

WARWICK, RI 02889

\$682,945 TopHap Estimate · \$455 / ft² · confidence 92 · as of Jul 14, 2026



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3

BEDS

2.5

BATHS

1,502 ft²

LIVING AREA

0.13 ac

LOT SIZE

1935

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$683K

\$626K low

\$740K high

Last Sale

\$650,000 · Sep 10, 2025

Est. Owner Equity

\$682,945

TAX & ASSESSMENT

Property Tax	\$6,208 (2025)
Assessed Value	\$488,800
Previous Assessed	\$432,900
Assessor Market Value	\$621,680

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	KENT
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 9, 2026	Financing	Warranty Deed			
Sep 10, 2025	Resale	Deed	\$650,000	\$433	\$325K
Dec 6, 2022	Financing	Warranty Deed			
Jun 1, 2021	Resale	Warranty Deed	\$560,000	\$373	\$448K
Mar 31, 2017	Quitclaim	Quit Claim Transfer			
Jul 15, 2013	Quitclaim	Quit Claim Transfer	\$75,500	\$50	\$68K
Jun 24, 2011	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$204,875	\$136	
Apr 13, 2005	Resale	Grant Deed	\$230,000	\$153	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Warwick Neck Elementary School	Elementary	KG–6	1.2 mi
Warwick Veterans Memorial Middle School	Middle	7–8	2.2 mi

Pilgrim High School

High

9–12

3.7 mi

District: Warwick School District



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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 02889

88

CRIME INDEX

107

AIR POLLUTION

27,921

POPULATION

\$85K

MEDIAN IN-COME

51°F

AVG TEMP

58%

SUNSHINE

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

OWNERSHIP

Occupancy

Owner occupied