

Single Family Residence **RESIDENTIAL**

166 RIVER RUN

MIDDLETOWN, RI 02842

\$1,320,275 TopHap Estimate · \$515 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,565 ft²

LIVING AREA

0.46 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$77,000 · May 6, 1987

Est. Owner Equity

\$1,170,275

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$10,530 (2025)
Assessed Value	\$893,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	NEWPORT
Lot (acres)	0.46
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 25, 2026	Quitclaim	Quit Claim Transfer			
Oct 10, 2007	Financing	Mortgage			\$100K
Aug 19, 1998	Financing	Mortgage			\$30K
Mar 19, 1998	Financing	Mortgage			\$155K
Sep 27, 1991	Financing	Mortgage			\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Aquidneck School	Elementary	PK–3	0.6 mi
Gaudet Middle School	Middle	6–8	1.2 mi
Middletown High School	High	9–12	1.3 mi

District: Middletown 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 02842

107 CRIME INDEX	98 AIR POLLUTION	16,575 POPULATION	\$99K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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