

Single Family Residence

RESIDENTIAL

90 FORBES ST

RIVERSIDE, RI 02915

\$449,994 TopHap Estimate · \$361 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,248 ft²

LIVING AREA

0.36 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$450K

\$428K low

\$472K high

Last Sale

\$190,000 · Jun 28, 2021

Est. Owner Equity

\$175,694

Loan-to-Value

63%

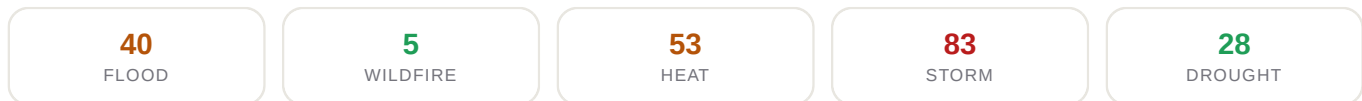
TAX & ASSESSMENT

Property Tax	\$5,338 (2025)
Assessed Value	\$408,400
Previous Assessed	\$332,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PROVIDENCE
Lot (acres)	0.36
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 28, 2021	Resale	Warranty Deed	\$190,000	\$152	\$184K
May 12, 2021	Financing	Warranty Deed			
Feb 27, 1998	Financing	Mortgage			\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside Middle School	Middle	6–8	0.3 mi
Waddington School	Elementary	KG–5	1.1 mi
East Providence High School	High	9–12	2.9 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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