

Single Family Residence **RESIDENTIAL**

# 467 FORBES ST

RIVERSIDE, RI 02915

**\$375,000** TopHap Estimate · \$433 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**866 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1938**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$375K**

**\$318K low**

**\$432K high**

Last Sale

**\$375,000 · Dec 1, 2025**

Est. Owner Equity

**\$200,000**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,828 (2025) |
| Assessed Value    | \$292,900      |
| Previous Assessed | \$246,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PROVIDENCE              |
| Lot (acres)   | 0.27                    |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**25**  
FLOOD

**12**  
WILDFIRE

**54**  
HEAT

**84**  
STORM

**28**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-----------|--------------------|--------|
| Nov 26, 2025 | Resale            | Warranty Deed       | \$375,000 | \$433              |        |
| Mar 26, 2020 | Resale            | Warranty Deed       | \$228,000 | \$263              | \$224K |
| Feb 28, 2019 | Resale            | Warranty Deed       | \$155,000 | \$179              | \$157K |
| Nov 28, 2014 | Resale            | Warranty Deed       | \$118,700 | \$137              |        |
| May 1, 2014  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Apr 9, 2014  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Apr 4, 2014  | Quitclaim         | Quit Claim Transfer |           |                    |        |
| Dec 4, 2013  | Recorded document | Foreclosure         |           |                    |        |
| Dec 15, 2003 | Resale            | Grant Deed          | \$210,000 | \$242              | \$210K |
| Aug 15, 1994 | Resale            | Grant Deed          | \$60,000  | \$69               | \$57K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Riverside Middle School     | Middle     | 6–8    | 0.4 mi   |
| Waddington School           | Elementary | KG–5   | 1.1 mi   |
| East Providence High School | High       | 9–12   | 2.8 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>18,028</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|