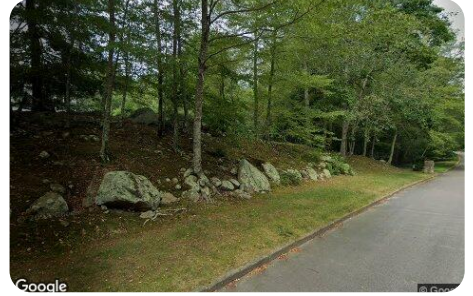


Single Family Residence **RESIDENTIAL**

10 RIVER RUN

EAST GREENWICH, RI 02818

\$1,384,193 TopHap Estimate · \$295 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

4,699 ft²
LIVING AREA

1.28 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,250,000 · May 28, 2024

Est. Owner Equity

\$0

Loan-to-Value

120%

TAX & ASSESSMENT

Property Tax	\$13,582 (2025)
Assessed Value	\$872,300
Assessor Market Value	\$1,170,970

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	KENT
Lot (acres)	1.28
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 28, 2024	Resale	Warranty Deed	\$1,250,000	\$266	\$938K
Nov 12, 2003	Financing	Grant Deed			\$175K
Nov 12, 2003	Financing	Grant Deed			\$75K
Apr 16, 2003	Financing	Mortgage			\$177K
Apr 24, 1998	Resale	Grant Deed	\$411,500	\$88	\$225K
Mar 27, 1991	Financing	Mortgage			\$180K
Mar 22, 1990	Resale	Grant Deed	\$405,000	\$86	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	0.9 mi
East Greenwich High School	High	9–12	1.8 mi
Archie R. Cole Middle School	Middle	6–8	3.1 mi

District: East Greenwich 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 02818



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

OWNERSHIP

