

Single Family Residence **RESIDENTIAL**

45 RIVER RUN

EAST GREENWICH, RI 02818

\$1,480,761 TopHap Estimate · \$259 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

6.5
BATHS

5,714 ft²
LIVING AREA

2 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$1.5M

\$1.3M low

\$1.6M high

Last Sale

\$40,000 · Nov 9, 1984

Est. Owner Equity

\$1,480,761

TAX & ASSESSMENT

Property Tax	\$17,815 (2025)
Assessed Value	\$1,144,200
Assessor Market Value	\$1,497,390

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	KENT
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	1.1 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

56 CRIME INDEX	111 AIR POLLUTION	20,899 POPULATION	\$128K MEDIAN IN-COME	50°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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