

Single Family Residence **RESIDENTIAL**

90 RIVER RUN

MIDDLETOWN, RI 02842

\$1,052,080 TopHap Estimate · \$466 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,258 ft²

LIVING AREA

0.5 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.1M

\$989K low

\$1.1M high

Last Sale

\$555,000 · Apr 14, 2017

Est. Owner Equity

\$1,052,080

TAX & ASSESSMENT

Property Tax	\$9,740 (2025)
Assessed Value	\$826,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	NEWPORT
Lot (acres)	0.50
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

1
FLOOD

10
WILDFIRE

55
HEAT

85
STORM

28
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2017	Resale	Warranty Deed	\$555,000	\$246	
Jan 16, 2009	Financing	Mortgage			\$417K
Sep 11, 2007	Financing	Mortgage			\$190K
Aug 3, 2005	Financing	Mortgage			\$50K
Aug 3, 2005	Financing	Mortgage			\$235K
Dec 11, 2001	Financing	Mortgage			\$275K
Aug 30, 1999	Financing	Mortgage			\$240K
Aug 13, 1993	Financing	Mortgage			\$139K
Mar 18, 1992	Financing	Mortgage			\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Aquidneck School	Elementary	PK–3	0.5 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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