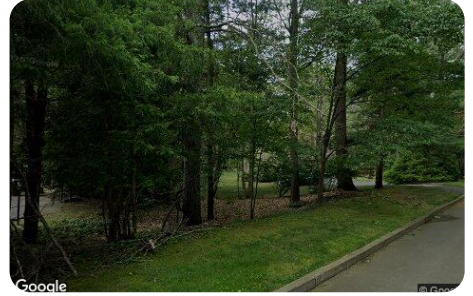


Single Family Residence **RESIDENTIAL**

2 RIVER RUN

EAST GREENWICH, RI 02818

\$1,117,771 TopHap Estimate · \$294 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,799 ft²

LIVING AREA

1.07 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$465,000 · Feb 14, 2014

Est. Owner Equity

\$692,771

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$12,235 (2025)
Assessed Value	\$785,800
Assessor Market Value	\$978,880

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	KENT
Lot (acres)	1.07
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2016	Quitclaim	Quit Claim Transfer			
Feb 14, 2014	Resale	Warranty Deed	\$465,000	\$122	\$425K
Mar 16, 2009	Financing	Mortgage			\$310K
Dec 4, 2008	Financing	Mortgage			\$196K
Feb 9, 2007	Resale	Deed	\$465,000	\$122	\$310K
Feb 3, 2003	Financing	Mortgage			\$210K
Dec 2, 1998	Financing	Mortgage			\$220K
Aug 21, 1997	Resale	Grant Deed	\$266,000	\$70	\$213K
Jan 3, 1994	Resale	Grant Deed	\$275,000	\$72	\$170K
Apr 3, 1992	Financing	Mortgage			\$272K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	0.8 mi
East Greenwich High School	High	9–12	1.7 mi
Archie R. Cole Middle School	Middle	6–8	3.0 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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