

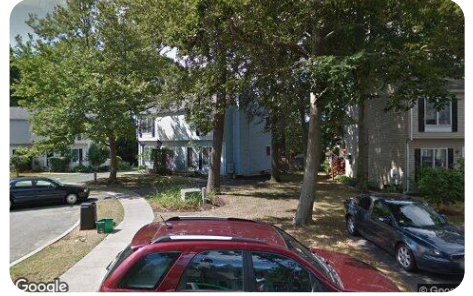
Condominium

RESIDENTIAL

31 RIVERWOODS CT

RUMFORD, RI 02916

\$363,271 TopHap Estimate · \$227 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,600 ft²

LIVING AREA

1989

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$363K

\$348K low

\$378K high

Last Sale

\$235,000 · Apr 12, 2021

Est. Owner Equity

\$151,771

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,185 (2025)
Assessed Value	\$320,200
Previous Assessed	\$267,700

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	PROVIDENCE
Roof	Asphalt
Heating	Baseboard
Cooling	Yes
Pool	No

Deck

CLIMATE RISK

66
FLOOD

1
WILDFIRE

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 9, 2021	Resale	Warranty Deed	\$235,000	\$147	\$212K
May 28, 2004	Resale	Grant Deed	\$197,000	\$123	
Apr 19, 2004	Financing	Mortgage			\$45K
Jul 14, 2000	Resale	Grant Deed	\$95,000	\$59	\$76K
Oct 12, 1989	Resale	Grant Deed	\$99,000	\$62	\$74K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Francis School	Elementary	KG–5	0.2 mi
East Providence High School	High	9–12	1.6 mi
Edward R. Martin Middle School	Middle	6–8	2.3 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 02916

79 CRIME INDEX	112 AIR POLLUTION	7,060 POPULATION	\$79K 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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