

Single Family Residence **RESIDENTIAL**

5 RIVER RUN

EAST GREENWICH, RI 02818

\$1,059,787 TopHap Estimate · \$250 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

4,245 ft²

LIVING AREA

1.07 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.1M

\$971K low

\$1.1M high

Last Sale

\$540,000 · Dec 19, 2016

Est. Owner Equity

\$594,587

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$12,576 (2025)
Assessed Value	\$807,700
Assessor Market Value	\$988,380

PROPERTY FACTS

Property Type	Single Family Residence
Style	Tudor
County	KENT
Lot (acres)	1.07
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Spa/Hot Tub (Only)

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 19, 2016	Resale	Warranty Deed	\$540,000	\$127	\$432K
Nov 1, 1993	Financing	Mortgage			\$200K

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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