

Single Family Residence **RESIDENTIAL**

18 RIVERVIEW DR

CHARLESTOWN, RI 02813

\$574,230 TopHap Estimate · \$384 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,496 ft²

LIVING AREA

1.05 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$574K

\$520K low

\$629K high

Last Sale

\$625,000 · May 19, 2026

Est. Owner Equity

\$179,230

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$2,715 (2025)
Assessed Value	\$457,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	WASHINGTON
Lot (acres)	1.05
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Basement
Pool	Spa/Hot Tub (Only)

Deck

CLIMATE RISK

44
FLOOD

16
WILDFIRE

51
HEAT

86
STORM

29
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2026	Resale	Deed	\$625,000	\$418	\$395K
Jan 2, 2013	Financing	Mortgage			\$96K
Apr 5, 2006	Financing	Mortgage			\$100K
Mar 4, 2004	Financing	Mortgage			\$53K
Apr 16, 1999	Financing	Mortgage			\$29K
Apr 1, 1998	Financing	Mortgage			\$14K
Jan 22, 1992	Financing	Mortgage			\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlestown Elementary School	Elementary	KG–4	0.9 mi
Chariho High School	High	9–12	1.4 mi
Chariho Regional Middle School	Middle	5–8	1.5 mi

District: Chariho Regional 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 02813

89 CRIME INDEX	103 AIR POLLUTION	8,123 POPULATION	\$104K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------