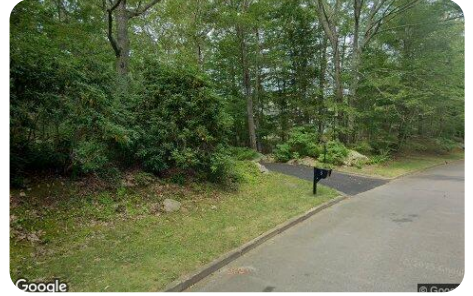
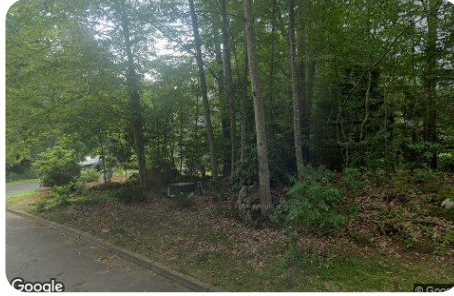


Single Family Residence **RESIDENTIAL**

8 RIVER RUN

EAST GREENWICH, RI 02818

\$1,084,285 TopHap Estimate · \$350 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

3,097 ft²
LIVING AREA

1.27 ac
LOT SIZE

1980
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$1.1M

\$987K low

\$1.2M high

Last Sale

\$829,900 · Jul 20, 2021

Est. Owner Equity

\$1,084,285

TAX & ASSESSMENT

Property Tax	\$13,178 (2025)
Assessed Value	\$846,400
Assessor Market Value	\$1,133,730

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	KENT
Lot (acres)	1.27
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2021	Resale	Warranty Deed	\$829,900	\$268	
Sep 12, 2012	Recorded document	Grant Deed	\$1	\$0	
Jul 20, 2007	Financing	Mortgage			\$150K
Sep 18, 2006	Financing	Mortgage			\$100K
Jul 29, 2003	Financing	Mortgage			\$315K
Mar 7, 2003	Financing	Mortgage			\$310K
Nov 19, 2001	Financing	Mortgage			\$25K
Nov 19, 2001	Financing	Mortgage			\$285K
Apr 1, 1998	Financing	Mortgage			\$157K
Jan 31, 1994	Financing	Mortgage			\$77K
Dec 6, 1993	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	0.8 mi
East Greenwich High School	High	9–12	1.8 mi
Archie R. Cole Middle School	Middle	6–8	3.1 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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