

Single Family Residence **RESIDENTIAL**

104 RIVER RUN

MIDDLETOWN, RI 02842

\$1,183,010 TopHap Estimate · \$449 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,633 ft²

LIVING AREA

0.48 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$560,000 · Feb 25, 2019

Est. Owner Equity

\$696,680

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$10,781 (2025)
Assessed Value	\$914,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	NEWPORT
Lot (acres)	0.48
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 22, 2019	Resale	Warranty Deed	\$560,000	\$213	\$484K
Dec 3, 2014	Quitclaim	Quit Claim Transfer			
Sep 9, 2010	Financing	Mortgage			\$150K
Oct 31, 2001	Resale	Grant Deed	\$349,000	\$133	
Aug 28, 2001	Financing	Mortgage			\$15K
Jan 17, 1991	Financing	Mortgage			\$85K
Jul 14, 1989	Financing	Mortgage			\$68K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Aquidneck School	Elementary	PK–3	0.5 mi
Gaudet Middle School	Middle	6–8	1.2 mi
Middletown High School	High	9–12	1.3 mi

District: Middletown 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 02842

107 CRIME INDEX	98 AIR POLLUTION	16,575 POPULATION	\$99K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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