

Single Family Residence **RESIDENTIAL**

# 16 RIVER RUN

EAST GREENWICH, RI 02818

**\$1,054,444** TopHap Estimate · \$332 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**3,179 ft<sup>2</sup>**  
LIVING AREA

**2.15 ac**  
LOT SIZE

**1979**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

## VALUATION

**\$1.1M**

\$990K low

\$1.1M high

Last Sale

**\$535,000 · Jul 1, 2015**

Est. Owner Equity

**\$637,444**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,162 (2025) |
| Assessed Value        | \$781,100       |
| Assessor Market Value | \$1,033,315     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | KENT                    |
| Lot (acres)   | 2.15                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|------------|-----------|--------------------|--------|
| Oct 4, 1991 | Resale | Grant Deed | \$380,000 | \$120              | \$165K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Frenchtown School            | Elementary | KG–2   | 1.0 mi   |
| East Greenwich High School   | High       | 9–12   | 1.9 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>56</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>20,899</b><br>POPULATION | <b>\$128K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|