

Single Family Residence **RESIDENTIAL**

86 RUTH AVE

RUMFORD, RI 02916

\$407,639 TopHap Estimate · \$275 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,480 ft²

LIVING AREA

0.13 ac

LOT SIZE

1949

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$408K

\$388K low

\$427K high

Est. Owner Equity

\$0

Loan-to-Value

201%

TAX & ASSESSMENT

Property Tax	\$5,631 (2025)
Assessed Value	\$430,800
Previous Assessed	\$364,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PROVIDENCE
Lot (acres)	0.13
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

0
WILDFIRE

56
HEAT

93
STORM

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2012	Financing	Mortgage			\$600K
Aug 12, 2008	Financing	Mortgage			\$70K
Dec 21, 2005	Financing	Mortgage			\$50K
Aug 20, 2003	Financing	Mortgage			\$56K
Nov 3, 1999	Financing	Mortgage			\$30K
Apr 17, 1996	Financing	Mortgage			\$92K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Francis School	Elementary	KG–5	0.4 mi
East Providence High School	High	9–12	1.9 mi
Edward R. Martin Middle School	Middle	6–8	2.7 mi

District: East Providence 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 02916

79 CRIME INDEX	112 AIR POLLUTION	7,060 POPULATION	\$79K 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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