

Single Family Residence

RESIDENTIAL

169 FORBES ST

RIVERSIDE, RI 02915

\$513,937

TopHap Estimate · \$280 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,837 ft²

LIVING AREA

0.32 ac

LOT SIZE

1953

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$514K

\$503K low

\$525K high

Last Sale

\$139,000 · Sep 19, 1997

Est. Owner Equity

\$316,437

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$5,799 (2025)
Assessed Value	\$443,700
Previous Assessed	\$376,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PROVIDENCE
Lot (acres)	0.32
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

CLIMATE RISK

25
FLOOD

6
WILDFIRE

53
HEAT

83
STORM

28
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 1, 2008	Financing	Mortgage			\$80K
Aug 25, 2004	Financing	Mortgage			\$17K
Sep 3, 2002	Financing	Mortgage			\$158K
Sep 19, 1997	Resale	Grant Deed	\$139,000	\$76	\$137K
Aug 6, 1992	Resale	Grant Deed	\$130,000	\$71	\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside Middle School	Middle	6–8	0.2 mi
Waddington School	Elementary	KG–5	1.1 mi
East Providence High School	High	9–12	2.8 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 02915

99 CRIME INDEX	111 AIR POLLUTION	18,028 POPULATION	\$81K MEDIAN IN-COME	51°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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