

Single Family Residence **RESIDENTIAL**

71 ROLAND ST

CUMBERLAND, RI 02864

\$449,900 TopHap Estimate · \$417 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,080 ft²
LIVING AREA

0.34 ac
LOT SIZE

1930
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$450K

\$419K low

\$481K high

Est. Owner Equity

\$374,900

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$3,542 (2025)
Assessed Value	\$288,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PROVIDENCE
Lot (acres)	0.34
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

6
WILDFIRE

56
HEAT

95
STORM

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 17, 1993	Financing	Mortgage			\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garvin Memorial Elementary School	Elementary	KG–5	0.2 mi
Joseph L. McCourt Middle School	Middle	6–8	1.0 mi
Cumberland High School	High	9–12	3.3 mi

District: Cumberland 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 02864

50 CRIME INDEX	105 AIR POLLUTION	37,197 POPULATION	\$108K MEDIAN IN-COME	49°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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