

Condominium

RESIDENTIAL

8 RIVERWOODS CT

RUMFORD, RI 02916

\$380,198 TopHap Estimate · \$238 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,600 ft²

LIVING AREA

1989

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$380K

\$350K low

\$410K high

Last Sale

\$149,000 · Jun 30, 2003

Est. Owner Equity

\$276,198

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$4,324 (2025)
Assessed Value	\$330,800
Previous Assessed	\$280,400

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	PROVIDENCE
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

CLIMATE RISK

66
FLOOD

1
WILDFIRE

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2003	Resale	Grant Deed	\$149,000	\$93	\$104K
Apr 6, 1999	Resale	Grant Deed	\$87,000	\$54	\$47K
Dec 28, 1993	Financing	Mortgage			\$86K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Francis School	Elementary	KG–5	0.2 mi
East Providence High School	High	9–12	1.6 mi
Edward R. Martin Middle School	Middle	6–8	2.4 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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