

Duplex (2 Units, Any Combination) RESIDENTIAL

27 FORBES ST  
RIVERSIDE, RI 02915



4  
BEDS

2  
BATHS

1,820 ft<sup>2</sup>  
LIVING AREA

0.16 ac  
LOT SIZE

1953  
YEAR BUILT

2  
STORIES

9  
ROOMS

TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$6,453 (2025) |
| Assessed Value    | \$493,700      |
| Previous Assessed | \$361,800      |

PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | PROVIDENCE                        |
| Lot (acres)   | 0.17                              |
| Roof          | Asphalt                           |

|         |                                  |
|---------|----------------------------------|
| Heating | Forced Air With Air Conditioning |
| Cooling | Yes                              |
| Pool    | No                               |

Deck

## CLIMATE RISK

**1**  
FLOOD

**7**  
WILDFIRE

**53**  
HEAT

**83**  
STORM

**28**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------------|-------|--------|------|
| Jan 24, 2023 | Quitclaim | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Riverside Middle School     | Middle     | 6–8    | 0.3 mi   |
| Waddington School           | Elementary | KG–5   | 1.0 mi   |
| East Providence High School | High       | 9–12   | 3.0 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**

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>18,028</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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