

Single Family Residence **RESIDENTIAL**

25 RIVER RUN

EAST GREENWICH, RI 02818

\$1,217,437 TopHap Estimate · \$303 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

4,019 ft²
LIVING AREA

2.09 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$580,000 · Aug 13, 2014

Est. Owner Equity

\$339,437

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$14,731 (2025)
Assessed Value	\$946,100
Assessor Market Value	\$1,157,290

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	KENT
Lot (acres)	2.09
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 13, 2014	Resale	Warranty Deed	\$580,000	\$144	\$464K
Feb 17, 2012	Financing	Mortgage			\$143K
Feb 16, 2012	Financing	Mortgage			\$431K
Mar 25, 2008	Financing	Mortgage			\$740K
Feb 2, 2007	Financing	Mortgage			\$664K
Aug 12, 2003	Financing	Mortgage			\$500K
Aug 12, 2003	Financing	Mortgage			\$66K
May 31, 2002	Resale	Grant Deed	\$625,000	\$156	\$563K
Jan 28, 2002	Financing	Mortgage			\$340K
Jan 5, 2000	Resale	Grant Deed	\$390,000	\$97	\$312K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	1.1 mi
East Greenwich High School	High	9–12	1.9 mi
Archie R. Cole Middle School	Middle	6–8	3.2 mi

District: East Greenwich 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 02818

56 CRIME INDEX	111 AIR POLLUTION	20,899 POPULATION	\$128K 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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