

Single Family Residence

RESIDENTIAL

3 RIVER RUN

EAST GREENWICH, RI 02818

\$982,649 TopHap Estimate · \$271 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,620 ft²

LIVING AREA

1.01 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$983K

\$918K low

\$1M high

Last Sale

\$510,000 · Mar 4, 2021

Est. Owner Equity

\$574,649

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$11,769 (2025)
Assessed Value	\$755,900
Assessor Market Value	\$953,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	KENT
Lot (acres)	1.01
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 1, 2021	Resale	Warranty Deed	\$510,000	\$141	\$408K
Jul 21, 2003	Financing	Mortgage			\$181K
Jan 8, 2002	Financing	Mortgage			\$186K
Jul 13, 1998	Resale	Grant Deed	\$252,000	\$70	\$200K
Oct 1, 1996	Financing	Mortgage			\$258K
Aug 28, 1996	Financing	Mortgage			\$166K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	0.8 mi
East Greenwich High School	High	9–12	1.7 mi
Archie R. Cole Middle School	Middle	6–8	3.0 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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