

Single Family Residence **RESIDENTIAL**

170 FORBES ST

RIVERSIDE, RI 02915

\$518,547 TopHap Estimate · \$327 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,588 ft²

LIVING AREA

0.23 ac

LOT SIZE

1961

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$519K

\$475K low

\$563K high

Est. Owner Equity

\$518,547

TAX & ASSESSMENT

Property Tax	\$5,577 (2025)
Assessed Value	\$426,700
Previous Assessed	\$365,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PROVIDENCE
Lot (acres)	0.23
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

49 FLOOD	12 WILDFIRE	53 HEAT	83 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2026	Quitclaim	Quit Claim Transfer			
Apr 28, 2026	Quitclaim	Quit Claim Transfer			
Mar 31, 2026	Quitclaim	Quit Claim Transfer			
Oct 6, 2006	Financing	Mortgage			\$96K
Jan 19, 2005	Financing	Mortgage			\$175K
Apr 18, 2001	Financing	Mortgage			\$43K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside Middle School	Middle	6–8	0.2 mi
Waddington School	Elementary	KG–5	1.2 mi
East Providence High School	High	9–12	2.8 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

99 CRIME INDEX	111 AIR POLLUTION	18,028 POPULATION	\$81K MEDIAN IN-COME	51°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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