

Single Family Residence

RESIDENTIAL

38 RIVER RUN

EAST GREENWICH, RI 02818

\$964,671 TopHap Estimate · \$372 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,593 ft²

LIVING AREA

2 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$965K

\$916K low

\$1M high

Last Sale

\$960,000 · Jun 30, 2026

Est. Owner Equity

\$564,671

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$10,433 (2025)
Assessed Value	\$670,100
Assessor Market Value	\$961,970

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	KENT
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 29, 2026	Resale	Warranty Deed	\$960,000	\$370	\$400K
Jul 22, 2013	Financing	Mortgage			\$240K
Jul 2, 2003	Financing	Mortgage			\$200K
Nov 7, 2001	Financing	Mortgage			\$215K
Oct 15, 1999	Resale	Grant Deed	\$286,000	\$110	\$228K
Jul 23, 1991	Financing	Mortgage			\$265K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	1.1 mi
East Greenwich High School	High	9–12	1.8 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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