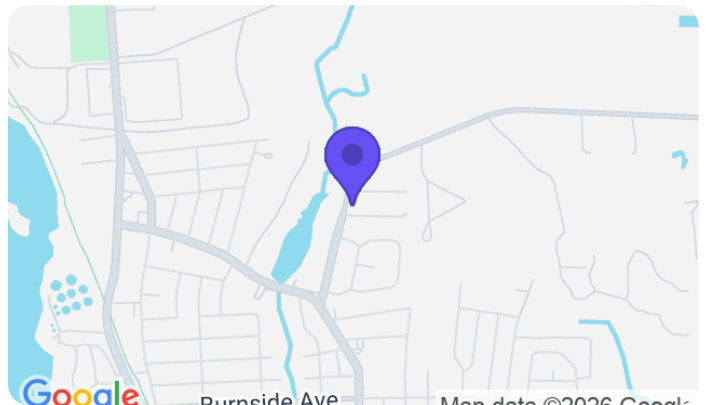
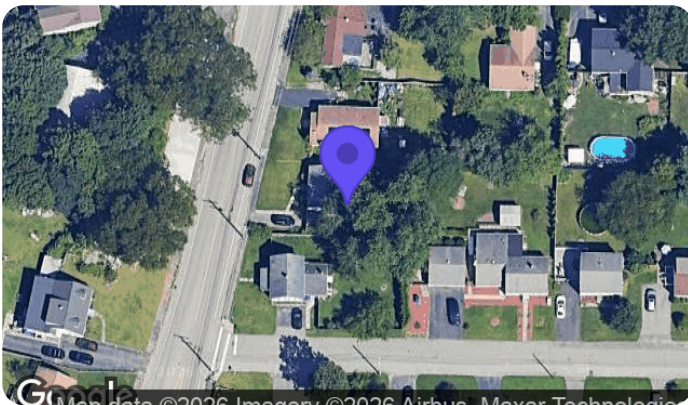


Single Family Residence **RESIDENTIAL**

85 FORBES ST

RIVERSIDE, RI 02915

\$335,000 TopHap Estimate · \$479 / ft² · confidence 89 · as of Jul 14, 2026



2
BEDS

1
BATHS

700 ft²
LIVING AREA

0.12 ac
LOT SIZE

1950
YEAR BUILT

1
STORIES

4
ROOMS

VALUATION

\$335K

\$300K low

\$370K high

Last Sale

\$335,000 · Mar 10, 2025

Est. Owner Equity

\$0

Loan-to-Value

252%

TAX & ASSESSMENT

Property Tax	\$3,731 (2025)
Assessed Value	\$285,500
Previous Assessed	\$242,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PROVIDENCE
Lot (acres)	0.12
Roof	Asphalt
Heating	Oil
Pool	No

CLIMATE RISK

41
FLOOD

5
WILDFIRE

53
HEAT

83
STORM

28
DROUGHT

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

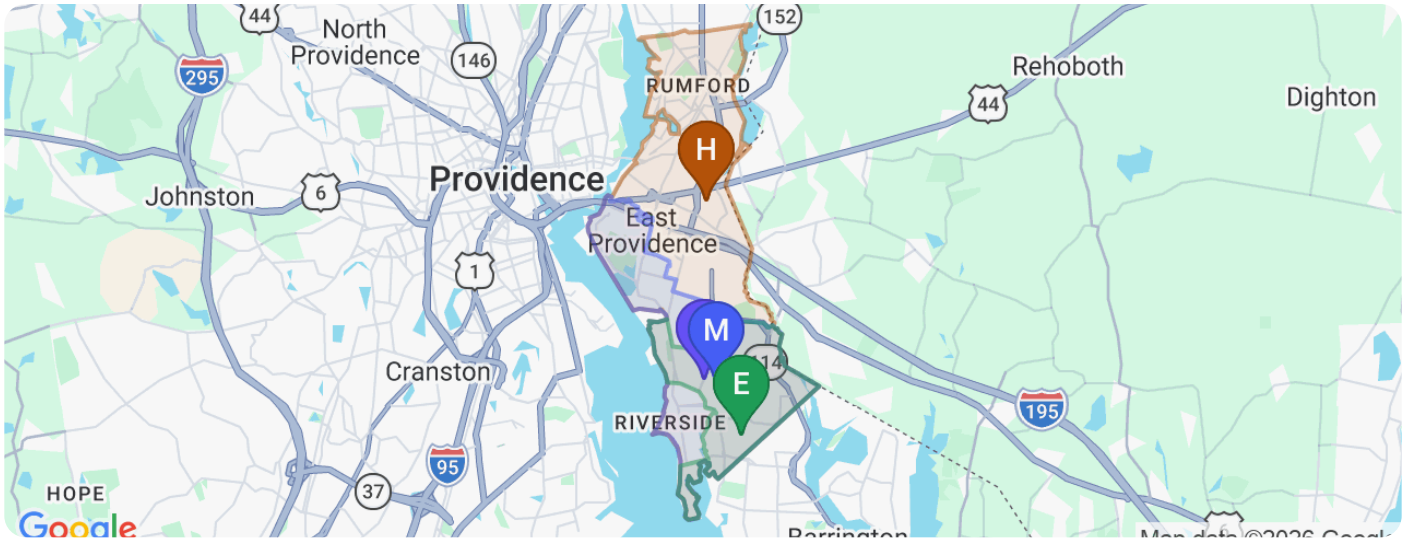
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 7, 2025	Resale	Warranty Deed	\$335,000	\$479	\$515K
Dec 20, 2019	Resale	Warranty Deed	\$179,900	\$257	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside Middle School	Middle	6–8	0.2 mi
Waddington School	Elementary	KG–5	1.1 mi
East Providence High School	High	9–12	2.9 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------