

Single Family Residence **RESIDENTIAL**

18 RIVER RUN

EAST GREENWICH, RI 02818

\$1,169,933 TopHap Estimate · \$344 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

3,400 ft²
LIVING AREA

2.33 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$405,000 · Sep 27, 2002

Est. Owner Equity

\$879,933

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$13,403 (2025)
Assessed Value	\$860,800
Assessor Market Value	\$991,610

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	KENT
Lot (acres)	2.33
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2006	Financing	Mortgage			\$150K
Jan 25, 2005	Financing	Mortgage			\$332K
Sep 27, 2002	Resale	Grant Deed	\$405,000	\$119	\$340K
Sep 6, 1994	Financing	Mortgage			\$340K
Jul 25, 1990	Resale	Grant Deed	\$435,000	\$128	\$348K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	1.0 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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