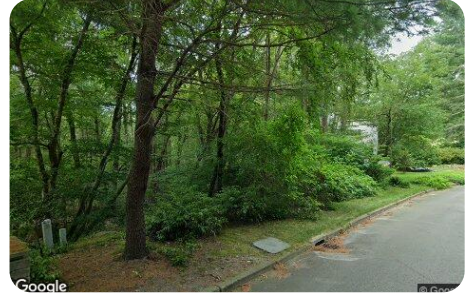


Single Family Residence **RESIDENTIAL**

4 RIVER RUN

EAST GREENWICH, RI 02818

\$1,060,650 TopHap Estimate · \$275 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,856 ft²

LIVING AREA

1.78 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.1M

\$997K low

\$1.1M high

Last Sale

\$530,000 · Jul 8, 2013

Est. Owner Equity

\$740,650

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$11,950 (2025)
Assessed Value	\$767,500
Assessor Market Value	\$1,076,540

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	KENT
Lot (acres)	1.78
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 8, 2014	Quitclaim	Quit Claim Transfer			
Jul 8, 2013	Resale	Warranty Deed	\$530,000	\$137	\$320K
Mar 7, 2011	Financing	Mortgage			\$445K
Sep 27, 2007	Financing	Mortgage			\$125K
Aug 4, 2005	Resale	Grant Deed	\$610,000	\$158	\$488K
Sep 24, 2003	Financing	Mortgage			\$185K
Sep 6, 2002	Financing	Mortgage			\$208K
Jan 24, 1996	Financing	Mortgage			\$255K
Sep 23, 1991	Financing	Mortgage			\$191K

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
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

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