

Condominium

RESIDENTIAL

20 RIVERWOODS CT

RUMFORD, RI 02916

\$378,815 TopHap Estimate · \$351 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,080 ft²

LIVING AREA

1989

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$379K

\$366K low

\$392K high

Last Sale

\$283,500 · Apr 14, 2022

Est. Owner Equity

\$146,815

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$3,714 (2025)
Assessed Value	\$284,200
Previous Assessed	\$257,400

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	PROVIDENCE
Roof	Asphalt
Heating	Baseboard
Pool	No

Deck

CLIMATE RISK

66
FLOOD

1
WILDFIRE

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2022	Resale	Warranty Deed	\$283,500	\$263	\$232K
Mar 11, 2003	Resale	Grant Deed	\$147,000	\$136	\$130K
Dec 29, 1993	Financing	Mortgage			\$91K
Aug 31, 1989	Resale	Grant Deed	\$99,000	\$92	\$94K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Francis School	Elementary	KG–5	0.2 mi
East Providence High School	High	9–12	1.6 mi
Edward R. Martin Middle School	Middle	6–8	2.4 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 02916

79 CRIME INDEX	112 AIR POLLUTION	7,060 POPULATION	\$79K 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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