

Single Family Residence **RESIDENTIAL**

74 RIVERSIDE DR

RIVERSIDE, RI 02915

\$945,261 TopHap Estimate · \$702 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,347 ft²

LIVING AREA

0.14 ac

LOT SIZE

1942

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$945K

\$902K low

\$989K high

Last Sale

\$439,000 · Jun 27, 2017

Est. Owner Equity

\$594,061

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$10,060 (2025)
Assessed Value	\$769,700
Previous Assessed	\$633,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PROVIDENCE
Lot (acres)	0.14
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

100
FLOOD

5
WILDFIRE

53
HEAT

83
STORM

28
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 7, 2025	Quitclaim	Quit Claim Transfer			
Jun 26, 2017	Resale	Warranty Deed	\$439,000	\$326	\$351K
Nov 30, 2005	Resale	Grant Deed	\$401,500	\$298	\$401K
Jun 10, 2004	Financing	Mortgage			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Waddington School	Elementary	KG–5	1.2 mi
Riverside Middle School	Middle	6–8	1.8 mi
East Providence High School	High	9–12	4.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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