

Condominium

RESIDENTIAL

18 RIVERWOODS CT

RUMFORD, RI 02916

\$380,437 TopHap Estimate · \$272 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,400 ft²

LIVING AREA

1989

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$380K

\$351K low

\$410K high

Last Sale

\$115,000 · Dec 1, 2011

Est. Owner Equity

\$380,437

TAX & ASSESSMENT

Property Tax	\$3,930 (2025)
Assessed Value	\$300,700
Previous Assessed	\$261,400

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	PROVIDENCE
Roof	Asphalt
Heating	Baseboard
Fireplace	Yes
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
Dec 1, 2011	Non-arms-length	Warranty Deed	\$115,000	\$82	
Jun 1, 2001	Resale	Grant Deed	\$114,000	\$81	\$63K
Mar 6, 1998	Financing	Mortgage			\$75K
Jan 31, 1995	Resale	Grant Deed	\$89,000	\$64	\$79K
Aug 24, 1989	Resale	Grant Deed	\$101,500	\$73	\$97K

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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