

Single Family Residence

RESIDENTIAL

44 RIVER ST

RIVERSIDE, RI 02915

\$619,135 TopHap Estimate · \$365 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,698 ft²

LIVING AREA

0.19 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$619K

\$532K low

\$707K high

Est. Owner Equity

\$251,025

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$5,308 (2025)
Assessed Value	\$406,100
Previous Assessed	\$297,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	PROVIDENCE
Lot (acres)	0.19
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

0
WILDFIRE

53
HEAT

83
STORM

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 25, 2025	Quitclaim	Quit Claim Transfer			
Jan 24, 2006	Financing	Mortgage			\$200K
Apr 27, 2005	Financing	Mortgage			\$185K
Aug 29, 2003	Financing	Mortgage			\$150K
Sep 26, 2001	Resale	Grant Deed	\$130,000	\$77	\$129K
Dec 30, 1999	Financing	Mortgage			\$50K
May 1, 1998	Resale	Grant Deed	\$90,000	\$53	\$63K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oldham School	Elementary	KG–5	0.2 mi
Riverside Middle School	Middle	6–8	1.0 mi

East Providence High School	High	9–12	3.8 mi
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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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