

Single Family Residence **RESIDENTIAL**

85 BLUFF ST

RIVERSIDE, RI 02915

\$625,052 TopHap Estimate · \$541 / ft² · confidence 90 · as of Jul 14, 2026



1

BEDS

1.5

BATHS

1,156 ft²

LIVING AREA

0.11 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$625K

\$564K low

\$687K high

Last Sale

\$558,000 · May 15, 2024

Est. Owner Equity

\$1,802

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$7,964 (2025)
Assessed Value	\$609,300
Previous Assessed	\$549,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	PROVIDENCE
Lot (acres)	0.11
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2026	Financing	Mortgage			\$623K
May 8, 2024	Resale	Warranty Deed	\$558,000	\$483	\$419K
Jun 20, 2012	Resale	Warranty Deed	\$239,000	\$207	\$213K
May 5, 2003	Financing	Mortgage			\$75K
Jul 7, 1998	Resale	Grant Deed	\$82,000	\$71	\$78K
Nov 27, 1996	Resale	Grant Deed	\$34,000	\$29	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oldham School	Elementary	KG–5	0.4 mi
Riverside Middle School	Middle	6–8	1.1 mi
East Providence High School	High	9–12	3.6 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	Absentee owner
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