

Single Family Residence **RESIDENTIAL**

50 RIVER RUN

EAST GREENWICH, RI 02818

\$922,260 TopHap Estimate · \$296 / ft² · confidence 95 · as of Jul 14, 2026



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BEDS

2.5

BATHS

3,114 ft²

LIVING AREA

2 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$922K

\$874K low

\$970K high

Last Sale

\$419,000 · Nov 16, 2004

Est. Owner Equity

\$552,260

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$13,065 (2025)
Assessed Value	\$839,100
Assessor Market Value	\$787,740

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	KENT
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 21, 2005	Financing	Mortgage			\$110K
Nov 16, 2004	Resale	Grant Deed	\$419,000	\$135	\$260K
Mar 28, 2001	Financing	Mortgage			\$275K
Nov 29, 1994	Financing	Mortgage			\$248K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	1.0 mi
East Greenwich High School	High	9–12	1.8 mi
Archie R. Cole Middle School	Middle	6–8	3.0 mi

District: East Greenwich School District



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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 02818

56 CRIME INDEX	111 AIR POLLUTION	20,899 POPULATION	\$128K 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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