

Single Family Residence

RESIDENTIAL

188 FORBES ST

RIVERSIDE, RI 02915

\$538,890

TopHap Estimate · \$304 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,775 ft²

LIVING AREA

0.4 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$539K

\$508K low

\$570K high

Last Sale

\$400,000 · Mar 26, 2021

Est. Owner Equity

\$218,390

Loan-to-Value

63%

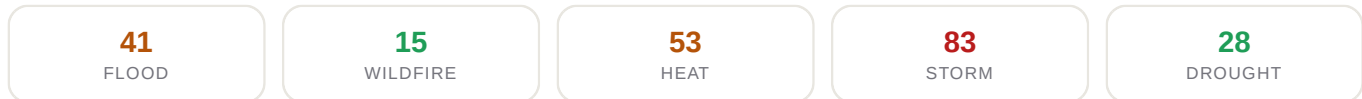
TAX & ASSESSMENT

Property Tax	\$5,821 (2025)
Assessed Value	\$445,400
Previous Assessed	\$379,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PROVIDENCE
Lot (acres)	0.40
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2022	Quitclaim	Quit Claim Transfer			
Mar 26, 2021	Resale	Warranty Deed	\$400,000	\$225	\$321K
Dec 10, 2020	Resale	Executors Deed	\$205,000	\$115	\$175K
Jul 15, 2003	Financing	Mortgage			\$99K
Oct 22, 1991	Resale	Grant Deed	\$128,000	\$72	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside Middle School	Middle	6–8	0.2 mi
Waddington School	Elementary	KG–5	1.2 mi
East Providence High School	High	9–12	2.8 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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