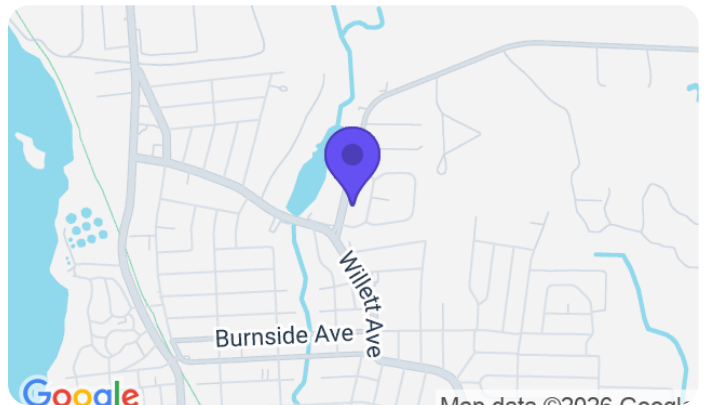
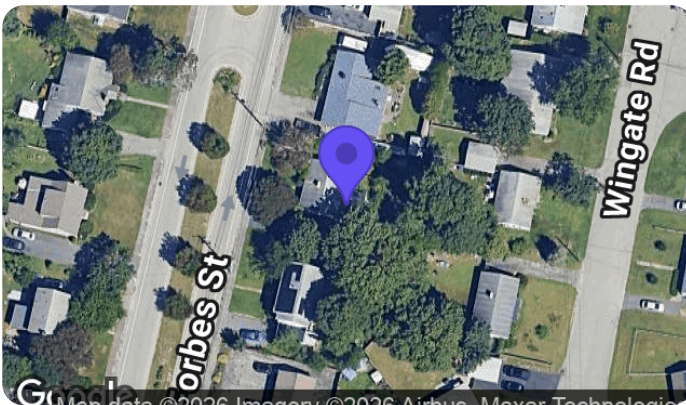


Single Family Residence **RESIDENTIAL**

31 FORBES ST

RIVERSIDE, RI 02915

\$422,068 TopHap Estimate · \$370 / ft² · confidence 88 · as of Jul 14, 2026



3
BEDS

1
BATHS

1,140 ft²
LIVING AREA

0.17 ac
LOT SIZE

1953
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$422K

\$371K low

\$473K high

Last Sale

\$400,000 · Aug 20, 2025

Est. Owner Equity

\$102,068

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,006 (2025)
Assessed Value	\$306,500
Previous Assessed	\$254,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PROVIDENCE
Lot (acres)	0.17
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1
FLOOD

7
WILDFIRE

53
HEAT

83
STORM

28
DROUGHT

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

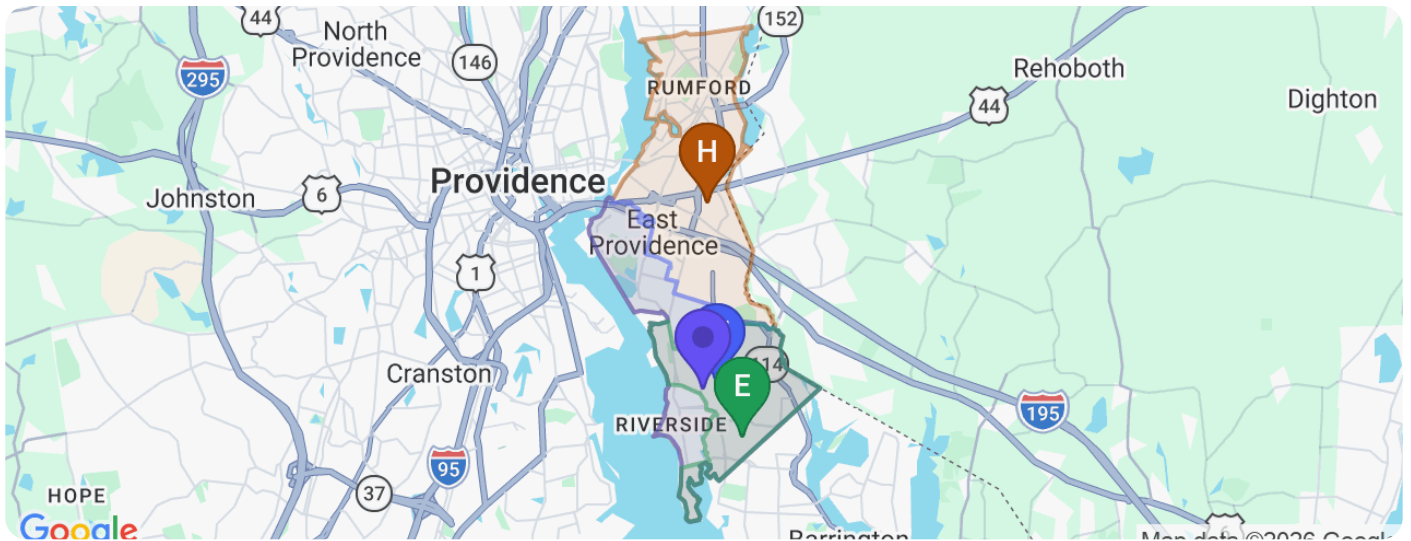
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 15, 2025	Quitclaim	Quit Claim Transfer			
Aug 20, 2025	Resale	Warranty Deed	\$400,000	\$351	\$320K
Dec 5, 2024	Resale	Deed	\$293,000	\$257	\$275K
Aug 22, 2022	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside Middle School	Middle	6–8	0.3 mi
Waddington School	Elementary	KG–5	1.0 mi
East Providence High School	High	9–12	3.0 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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