

Single Family Residence **RESIDENTIAL**

14 RIVER RUN

EAST GREENWICH, RI 02818

\$1,182,532 TopHap Estimate · \$270 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

4,387 ft²
LIVING AREA

2.07 ac
LOT SIZE

1982
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$455,000 · Jan 23, 2003

Est. Owner Equity

\$557,532

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$12,894 (2025)
Assessed Value	\$828,100
Assessor Market Value	\$1,038,445

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	KENT
Lot (acres)	2.07
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 15, 2013	Financing	Mortgage			\$100K
Dec 21, 2012	Financing	Mortgage			\$310K
Dec 21, 2010	Financing	Mortgage			\$275K
Aug 27, 2003	Financing	Mortgage			\$283K
Jan 23, 2003	Resale	Grant Deed	\$455,000	\$104	\$280K
Sep 19, 2000	Resale	Grant Deed	\$437,500	\$100	\$350K
Dec 31, 1999	Financing	Mortgage			\$358K
Feb 26, 1999	Resale	Grant Deed	\$402,500	\$92	\$362K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	0.9 mi
East Greenwich High School	High	9–12	1.8 mi

Archie R. Cole Middle School	Middle	6–8	3.1 mi
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District: East Greenwich 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 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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