

Single Family Residence **RESIDENTIAL**

85 RIVERSIDE DR

RIVERSIDE, RI 02915

\$804,343 TopHap Estimate · \$445 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,806 ft²

LIVING AREA

0.25 ac

LOT SIZE

1945

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$804K

\$704K low

\$905K high

Last Sale

\$93,000 · Sep 15, 1986

Est. Owner Equity

\$584,343

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$7,063 (2025)
Assessed Value	\$540,400
Previous Assessed	\$428,300

PROPERTY FACTS

Property Type	Single Family Residence
County	PROVIDENCE
Lot (acres)	0.25
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

5
WILDFIRE

53
HEAT

83
STORM

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 9, 2005	Financing	Mortgage			\$250K
Apr 23, 2001	Financing	Mortgage			\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Waddington School	Elementary	KG–5	1.3 mi
Riverside Middle School	Middle	6–8	1.9 mi
East Providence High School	High	9–12	4.7 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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