

Single Family Residence **RESIDENTIAL**

89 RIVER RUN

MIDDLETOWN, RI 02842

\$1,393,447 TopHap Estimate · \$492 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,830 ft²

LIVING AREA

0.82 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Est. Owner Equity

\$869,347

Loan-to-Value

42%

TAX & ASSESSMENT

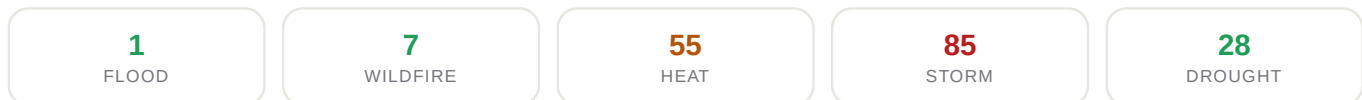
Property Tax	\$10,868 (2025)
Assessed Value	\$921,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	NEWPORT
Lot (acres)	0.82
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 7, 2020	Quitclaim	Quit Claim Transfer			
Feb 16, 1999	Financing	Mortgage			\$100K
Feb 16, 1999	Financing	Mortgage			\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Aquidneck School	Elementary	PK–3	0.5 mi
Gaudet Middle School	Middle	6–8	1.3 mi
Middletown High School	High	9–12	1.3 mi

District: Middletown 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 02842

107 CRIME INDEX	98 AIR POLLUTION	16,575 POPULATION	\$99K 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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