

Single Family Residence **RESIDENTIAL**

69 RIVER RUN

MIDDLETOWN, RI 02842

\$1,261,491 TopHap Estimate · \$481 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,620 ft²

LIVING AREA

0.52 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Est. Owner Equity

\$1,029,660

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$10,023 (2025)
Assessed Value	\$850,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	NEWPORT
Lot (acres)	0.52
Roof	Asphalt
Heating	Hot Water
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 16, 2021	Financing	Deed			
Dec 1, 2008	Financing	Mortgage			\$50K
Mar 27, 2006	Financing	Mortgage			\$30K
Dec 20, 2001	Financing	Mortgage			\$30K
Jan 31, 2000	Financing	Mortgage			\$34K
Mar 27, 1998	Financing	Mortgage			\$29K

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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