

Single Family Residence **RESIDENTIAL**

82 RIVER RUN

MIDDLETOWN, RI 02842

\$1,094,708 TopHap Estimate · \$472 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,321 ft²

LIVING AREA

0.54 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$231,000 · Jan 28, 1993

Est. Owner Equity

\$1,094,708

TAX & ASSESSMENT

Property Tax	\$9,644 (2025)
Assessed Value	\$818,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	NEWPORT
Lot (acres)	0.54
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2025	Financing	Warranty Deed			
Jan 28, 1993	Resale	Grant Deed	\$231,000	\$100	\$185K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Aquidneck School	Elementary	PK–3	0.5 mi
Gaudet Middle School	Middle	6–8	1.2 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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