

Single Family Residence **RESIDENTIAL**

# 74 MONMOUTH DR

RIVERSIDE, RI 02915

**\$500,934** TopHap Estimate · \$278 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,800 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$501K**

\$457K low

\$545K high

Est. Owner Equity

**\$422,934**

Loan-to-Value

**15%**

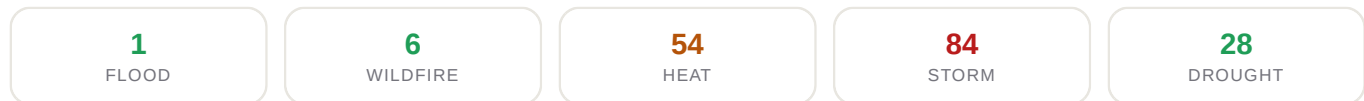
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,526 (2025) |
| Assessed Value    | \$422,800      |
| Previous Assessed | \$331,900      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | PROVIDENCE                       |
| Lot (acres)   | 0.19                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN |
|--------------|-------------------|---------------|-------|--------|------|
| Feb 16, 2022 | Financing         | Warranty Deed |       |        |      |
| Aug 7, 2012  | Recorded document | Grant Deed    | \$1   | \$0    |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Primrose Hill School     | Elementary | PK–3   | 0.7 mi   |
| Barrington Middle School | Middle     | 6–8    | 1.3 mi   |
| Barrington High School   | High       | 9–12   | 1.4 mi   |

District: Barrington 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>18,028</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|