

Single Family Residence **RESIDENTIAL**

20 RIVER RUN

EAST GREENWICH, RI 02818

\$995,119 TopHap Estimate · \$218 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

3
BATHS

4,568 ft²
LIVING AREA

2.4 ac
LOT SIZE

1987
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

\$995K

\$899K low

\$1.1M high

Est. Owner Equity

\$995,119

TAX & ASSESSMENT

Property Tax	\$13,160 (2025)
Assessed Value	\$845,200
Assessor Market Value	\$1,141,520

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	KENT
Lot (acres)	2.40
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2025	Financing	Warranty Deed			
Mar 20, 2012	Financing	Mortgage			\$375K
Jul 22, 2010	Financing	Mortgage			\$400K
Mar 30, 2009	Financing	Mortgage			\$417K
Apr 5, 2007	Financing	Mortgage			\$200K
Mar 11, 2002	Financing	Mortgage			\$295K
Apr 23, 2001	Financing	Mortgage			\$296K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	1.0 mi
East Greenwich High School	High	9–12	1.9 mi
Archie R. Cole Middle School	Middle	6–8	3.2 mi

District: East Greenwich 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 02818

56 CRIME INDEX	111 AIR POLLUTION	20,899 POPULATION	\$128K 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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