

Single Family Residence

RESIDENTIAL

53 RIVER RUN

MIDDLETOWN, RI 02842

\$1,225,609 TopHap Estimate · \$464 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,642 ft²

LIVING AREA

0.52 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$650,000 · Nov 13, 2020

Est. Owner Equity

\$715,208

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$11,027 (2025)
Assessed Value	\$935,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	NEWPORT
Lot (acres)	0.52
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 13, 2020	Resale	Warranty Deed	\$650,000	\$246	\$510K
Oct 28, 2003	Financing	Mortgage			\$114K
Oct 23, 2002	Financing	Mortgage			\$117K
Nov 9, 1998	Financing	Mortgage			\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Aquidneck School	Elementary	PK–3	0.4 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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