

Triplex (3 Units, Any Combination)

RESIDENTIAL

89 RIVER ST
RIVERSIDE, RI 02915



4

BEDS

3

BATHS

1,712 ft²

LIVING AREA

0.11 ac

LOT SIZE

1920

YEAR BUILT

3

STORIES

7

ROOMS

VALUATION

Last Sale

\$165,000 · Aug 29, 2002

TAX & ASSESSMENT

Property Tax	\$5,357 (2025)
Assessed Value	\$409,900
Previous Assessed	\$300,600

PROPERTY FACTS

Property Type	Triplex (3 Units, Any Combination)
County	PROVIDENCE
Lot (acres)	0.12
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

1 FLOOD	0 WILDFIRE	53 HEAT	83 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2002	Resale	Grant Deed	\$165,000	\$96	\$162K
Apr 3, 1992	Resale	Grant Deed	\$75,000	\$44	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oldham School	Elementary	KG–5	0.2 mi
Riverside Middle School	Middle	6–8	1.0 mi
East Providence High School	High	9–12	3.8 mi

District: East Providence 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

99 CRIME INDEX	111 AIR POLLUTION	18,028 POPULATION	\$81K MEDIAN IN- COME	51°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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