

Single Family Residence **RESIDENTIAL**

55 RIVER RUN

EAST GREENWICH, RI 02818

\$1,104,211 TopHap Estimate · \$239 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

4,613 ft²
LIVING AREA

2.11 ac
LOT SIZE

1985
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

\$1.1M

\$993K low

\$1.2M high

Last Sale

\$337,500 · Jun 10, 1999

Est. Owner Equity

\$954,211

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$16,031 (2025)
Assessed Value	\$1,029,600
Assessor Market Value	\$1,152,825

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	KENT
Lot (acres)	2.11
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 17, 2025	Quitclaim	Quit Claim Transfer			
Sep 9, 1999	Financing	Mortgage			\$150K
Jun 10, 1999	Resale	Grant Deed	\$337,500	\$73	
Oct 1, 1993	Financing	Mortgage			\$270K
Nov 9, 1990	Financing	Mortgage			\$265K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	1.0 mi
East Greenwich High School	High	9–12	1.8 mi
Archie R. Cole Middle School	Middle	6–8	3.1 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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