

Single Family Residence **RESIDENTIAL**

45 HOLLAND AVE

RIVERSIDE, RI 02915

\$484,470 TopHap Estimate · \$265 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,828 ft²

LIVING AREA

0.11 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$484K

\$467K low

\$502K high

Est. Owner Equity

\$336,970

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$5,312 (2025)
Assessed Value	\$406,400
Previous Assessed	\$359,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PROVIDENCE
Lot (acres)	0.12
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 19, 2006	Financing	Mortgage			\$59K
Aug 2, 2004	Financing	Mortgage			\$15K
Jul 1, 1998	Financing	Mortgage			\$89K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Waddington School	Elementary	KG–5	0.3 mi
Riverside Middle School	Middle	6–8	0.7 mi
East Providence High School	High	9–12	3.7 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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