

Single Family Residence

RESIDENTIAL

98 RIVER ST

RIVERSIDE, RI 02915

\$470,355 TopHap Estimate · \$431 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,092 ft²

LIVING AREA

0.12 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$470K

\$418K low

\$522K high

Est. Owner Equity

\$356,355

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$4,303 (2025)
Assessed Value	\$329,200
Previous Assessed	\$249,700

PROPERTY FACTS

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

Deck

CLIMATE RISK

1
FLOOD

0
WILDFIRE

53
HEAT

83
STORM

28
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2016	Quitclaim	Quit Claim Transfer			
Sep 12, 2016	Quitclaim	Quit Claim Transfer			
Aug 24, 2016	Quitclaim	Quit Claim Transfer			\$114K
Oct 21, 2013	Financing	Mortgage			\$80K
Dec 2, 2008	Financing	Mortgage			\$75K
Jun 7, 2006	Financing	Mortgage			\$60K
Jul 18, 2000	Financing	Mortgage			\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oldham School	Elementary	KG–5	0.2 mi
Riverside Middle School	Middle	6–8	0.9 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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