

Single Family Residence **RESIDENTIAL**

26 MANNING DR

RIVERSIDE, RI 02915

\$518,199 TopHap Estimate · \$327 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,586 ft²

LIVING AREA

0.19 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$518K

\$497K low

\$539K high

Last Sale

\$516,000 · Jun 4, 2026

Est. Owner Equity

\$64,119

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$5,595 (2025)
Assessed Value	\$428,100
Previous Assessed	\$341,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	PROVIDENCE
Lot (acres)	0.19
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	0 WILDFIRE	54 HEAT	86 STORM	28 DROUGHT
------------	---------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2026	Resale	Warranty Deed	\$516,000	\$325	\$454K
Apr 17, 2024	Resale	Warranty Deed	\$450,000	\$284	
Nov 23, 2016	Resale	Warranty Deed	\$235,000	\$148	\$231K
Mar 11, 2004	Financing	Mortgage			\$23K
Nov 15, 2002	Financing	Mortgage			\$100K
Dec 20, 1999	Financing	Mortgage			\$150K
Jan 20, 1994	Financing	Mortgage			\$79K
Sep 29, 1988	Resale	Grant Deed	\$135,000	\$85	\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Spring School	Elementary	KG–5	0.8 mi
Riverside Middle School	Middle	6–8	1.2 mi

East Providence High School	High	9–12	1.7 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
-----------	----------------