

Single Family Residence **RESIDENTIAL**

44 TIMBERLAND DR

RIVERSIDE, RI 02915

\$517,817 TopHap Estimate · \$274 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,890 ft²

LIVING AREA

0.21 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$518K

\$492K low

\$544K high

Last Sale

\$102,143 · Jul 3, 1989

Est. Owner Equity

\$517,817

TAX & ASSESSMENT

Property Tax	\$5,866 (2025)
Assessed Value	\$448,800
Previous Assessed	\$367,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PROVIDENCE
Lot (acres)	0.21
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

20
FLOOD

0
WILDFIRE

54
HEAT

84
STORM

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 15, 2024	Financing	Warranty Deed			
Oct 26, 2012	Financing	Mortgage			\$50K
Sep 4, 2007	Financing	Mortgage			\$25K
May 10, 2005	Financing	Mortgage			\$11K
Jul 7, 2003	Financing	Mortgage			\$93K
Apr 23, 1998	Financing	Mortgage			\$90K
Jul 3, 1989	Resale	Grant Deed	\$102,143	\$54	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Waddington School	Elementary	KG–5	0.1 mi
Riverside Middle School	Middle	6–8	0.8 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	Owner occupied
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