

Single Family Residence

RESIDENTIAL

50 RIVER ST

RIVERSIDE, RI 02915

\$323,160

TopHap Estimate · \$423 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

764 ft²

LIVING AREA

3,019 ft²

LOT SIZE

1890

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$323K

\$308K low

\$339K high

Last Sale

\$261,000 · Nov 24, 2021

Est. Owner Equity

\$66,888

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,488 (2025)
Assessed Value	\$266,900
Previous Assessed	\$218,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	PROVIDENCE
Lot (acres)	0.07
Roof	Asphalt
Heating	Hot Water
Pool	No

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	\$/FT²	LOAN
Nov 24, 2021	Resale	Warranty Deed	\$261,000	\$342	\$256K
Mar 11, 2020	Resale	Trustees Deed	\$120,000	\$157	\$125K
Jun 26, 2019	Recorded document	Trustees Deed			
May 30, 2018	Recorded document	Trustees Deed			
Jun 3, 1998	Resale	Grant Deed	\$30,000	\$39	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oldham School	Elementary	KG–5	0.2 mi
Riverside Middle School	Middle	6–8	1.0 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