

Condominium

RESIDENTIAL

30 RIVERWOODS CT

RUMFORD, RI 02916

\$349,900 TopHap Estimate · \$324 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,080 ft²

LIVING AREA

1989

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$350K

\$326K low

\$374K high

Last Sale

\$350,000 · Dec 15, 2025

Est. Owner Equity

\$69,900

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,565 (2025)
Assessed Value	\$272,800
Previous Assessed	\$247,800

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	PROVIDENCE
Roof	Asphalt
Heating	Baseboard
Pool	No

Deck

CLIMATE RISK

66
FLOOD

1
WILDFIRE

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 12, 2025	Resale	Warranty Deed	\$350,000	\$324	\$280K
Aug 26, 2025	Resale	Warranty Deed	\$212,500	\$197	\$235K
Jul 31, 2003	Financing	Mortgage			\$120K
Aug 23, 1989	Resale	Grant Deed	\$99,000	\$92	\$94K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Francis School	Elementary	KG–5	0.2 mi
East Providence High School	High	9–12	1.6 mi
Edward R. Martin Middle School	Middle	6–8	2.4 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 02916

79 CRIME INDEX	112 AIR POLLUTION	7,060 POPULATION	\$79K MEDIAN IN-COME	50°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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