

Single Family Residence **RESIDENTIAL**

280 THATCHER ST

RUMFORD, RI 02916

\$499,193 TopHap Estimate · \$285 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,750 ft²

LIVING AREA

0.21 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$499K

\$465K low

\$533K high

Est. Owner Equity

\$293,863

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,372 (2025)
Assessed Value	\$487,500
Previous Assessed	\$387,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PROVIDENCE
Lot (acres)	0.21
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

13
WILDFIRE

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 26, 2012	Recorded document	Grant Deed	\$1	\$0	
Apr 26, 2012	Resale	Grant Deed	\$203,000	\$116	\$198K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Francis School	Elementary	KG–5	0.4 mi
East Providence High School	High	9–12	2.0 mi
Edward R. Martin Middle School	Middle	6–8	2.8 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 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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