

Condominium

RESIDENTIAL

12 RIVERWOODS CT

RUMFORD, RI 02916

\$334,095 TopHap Estimate · \$309 / 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

\$334K

\$310K low

\$359K high

Last Sale

\$76,000 · May 16, 2013

Est. Owner Equity

\$234,095

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$3,568 (2025)
Assessed Value	\$273,000
Previous Assessed	\$248,000

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
May 15, 2013	Resale	Warranty Deed	\$76,000	\$70	
Jun 14, 2011	Resale	Warranty Deed	\$105,000	\$97	\$79K
Mar 14, 2006	Non-arms-length	Deed	\$213,000	\$197	\$170K
Oct 12, 1999	Resale	Grant Deed	\$92,000	\$85	\$74K
Oct 16, 1997	Financing	Mortgage			\$22K
Jul 7, 1993	Financing	Mortgage			\$70K
Nov 13, 1989	Resale	Grant Deed	\$100,000	\$93	\$70K

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	Absentee owner
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