

Single Family Residence **RESIDENTIAL**

# 99 RIVER ST

RIVERSIDE, RI 02915

**\$413,815** TopHap Estimate · \$443 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**934 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1870**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$414K**

\$394K low

\$434K high

Est. Owner Equity

**\$110,815**

Loan-to-Value

**88%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,100 (2025) |
| Assessed Value    | \$313,700      |
| Previous Assessed | \$256,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | PROVIDENCE                       |
| Lot (acres)   | 0.12                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Garage        | Carport (Unspecified)            |
| Pool          | No                               |

Deck

## 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 | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|----------|-------|--------------------|--------|
| Nov 8, 2006 | Financing | Mortgage |       |                    | \$303K |
| Aug 5, 1999 | Financing | Mortgage |       |                    | \$10K  |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>18,028</b><br>POPULATION | <b>\$81K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|