

Single Family Residence **RESIDENTIAL**

18 RIVERSIDE DR

RIVERSIDE, RI 02915

\$1,206,312 TopHap Estimate · \$845 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,428 ft²

LIVING AREA

0.34 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Last Sale

\$1,100,000 · Jun 13, 2024

Est. Owner Equity

\$440,512

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$11,657 (2025)
Assessed Value	\$891,900
Previous Assessed	\$716,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PROVIDENCE
Lot (acres)	0.34
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

CLIMATE RISK

100

FLOOD

5

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
Jun 13, 2024	Resale	Warranty Deed	\$1,100,000	\$770	\$770K
Nov 5, 2013	Resale	Warranty Deed	\$340,000	\$238	\$309K
Jul 18, 2006	Financing	Mortgage			\$348K
Dec 1, 2004	Resale	Grant Deed	\$480,000	\$336	\$360K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Waddington School	Elementary	KG–5	1.2 mi
Riverside Middle School	Middle	6–8	1.7 mi
East Providence High School	High	9–12	4.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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