

Single Family Residence **RESIDENTIAL**

35 RIVER RUN

EAST GREENWICH, RI 02818

\$1,799,999 TopHap Estimate · \$281 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

6,399 ft²
LIVING AREA

2.15 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$1.8M

\$1.7M low

\$1.9M high

Last Sale

\$1,050,000 · Nov 5, 2021

Est. Owner Equity

\$537,999

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$18,812 (2025)
Assessed Value	\$1,208,200
Assessor Market Value	\$1,407,425

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	KENT
Lot (acres)	2.15
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 5, 2021	Resale	Deed	\$1,050,000	\$164	\$840K
Sep 2, 2003	Financing	Grant Deed			\$300K
Sep 2, 2003	Financing	Mortgage			\$323K
Oct 28, 2002	Financing	Mortgage			\$471K
Apr 23, 2002	Financing	Mortgage			\$200K
Feb 15, 2002	Resale	Grant Deed	\$780,000	\$122	\$530K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	1.1 mi
East Greenwich High School	High	9–12	1.9 mi
Archie R. Cole Middle School	Middle	6–8	3.1 mi

District: East Greenwich 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 02818

56 CRIME INDEX	111 AIR POLLUTION	20,899 POPULATION	\$128K 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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