

Single Family Residence **RESIDENTIAL**

77 RIVER RUN

MIDDLETOWN, RI 02842

\$1,136,352 TopHap Estimate · \$521 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,181 ft²

LIVING AREA

0.54 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.3M high

Last Sale

\$585,000 · Apr 17, 2020

Est. Owner Equity

\$633,352

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$10,056 (2025)
Assessed Value	\$852,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	NEWPORT
Lot (acres)	0.54
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2020	Resale	Warranty Deed	\$585,000	\$268	\$497K
Mar 1, 2012	Financing	Mortgage			\$175K
Mar 15, 2004	Financing	Mortgage			\$50K
Feb 11, 2002	Financing	Mortgage			\$170K
Mar 4, 1999	Financing	Mortgage			\$203K
Apr 3, 1998	Financing	Mortgage			\$40K
Dec 4, 1995	Financing	Mortgage			\$184K
Sep 4, 1991	Financing	Mortgage			\$182K
Jul 18, 1990	Financing	Mortgage			\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Aquidneck School	Elementary	PK–3	0.5 mi
Gaudet Middle School	Middle	6–8	1.3 mi
Middletown High School	High	9–12	1.3 mi

District: Middletown 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 02842

107 CRIME INDEX	98 AIR POLLUTION	16,575 POPULATION	\$99K 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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