

Single Family Residence **RESIDENTIAL**

32 RIVER RUN

EAST GREENWICH, RI 02818

\$1,319,190 TopHap Estimate · \$337 / ft² · confidence 94 · as of Jul 14, 2026



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BEDS

3.5

BATHS

3,920 ft²

LIVING AREA

2 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$965,000 · Jul 28, 2022

Est. Owner Equity

\$322,058

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$15,047 (2025)
Assessed Value	\$966,400
Assessor Market Value	\$1,224,075

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	KENT
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2022	Resale	Warranty Deed	\$965,000	\$246	\$770K
May 25, 2015	Resale	Warranty Deed	\$700,000	\$179	\$60K
Jul 8, 2013	Resale	Warranty Deed	\$660,000	\$168	\$560K
Sep 30, 2009	Resale	Deed	\$735,000	\$188	\$588K
Mar 14, 2008	Resale	Warranty Deed	\$775,000	\$198	
Nov 12, 2002	Financing	Mortgage			\$273K
Oct 29, 2001	Financing	Mortgage			\$300K
Oct 27, 1989	Financing	Mortgage			\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frenchtown School	Elementary	KG–2	1.2 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



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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

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

OWNERSHIP

Occupancy

Owner occupied