

Single Family Residence **RESIDENTIAL**

45 ROLAND ROBINSON WAY

NORTH KINGSTOWN, RI 02852

\$870,252 TopHap Estimate · \$518 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,680 ft²
LIVING AREA

0.24 ac
LOT SIZE

2012
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$870K

\$818K low

\$923K high

Last Sale

\$620,000 · Apr 20, 2022

Est. Owner Equity

\$405,252

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$7,288 (2025)
Assessed Value	\$660,100
Previous Assessed	\$530,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WASHINGTON
Lot (acres)	0.24
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

CLIMATE RISK

70
FLOOD

13
WILDFIRE

28
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 20, 2022	Resale	Warranty Deed	\$620,000	\$369	\$465K
Feb 6, 2015	Resale	Warranty Deed	\$370,000	\$220	\$270K
Jul 23, 2012	Resale	Warranty Deed	\$351,000	\$209	\$251K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dunn's Corners Elementary School	Elementary	KG–4	1.3 mi
Westerly Middle School	Middle	5–8	1.5 mi
Westerly High School	High	9–12	4.0 mi

District: Westerly 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 02852

86 CRIME INDEX	107 AIR POLLUTION	23,240 POPULATION	\$109K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------