

Single Family Residence **RESIDENTIAL**

86 RIVER ST

RIVERSIDE, RI 02915

\$364,534 TopHap Estimate · \$493 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

740 ft²

LIVING AREA

0.13 ac

LOT SIZE

1890

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$365K

\$346K low

\$383K high

Last Sale

\$193,000 · Feb 28, 2006

Est. Owner Equity

\$314,534

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$4,103 (2025)
Assessed Value	\$313,900
Previous Assessed	\$247,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	PROVIDENCE
Lot (acres)	0.13
Foundation	No Foundation
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2026	Financing	Mortgage			\$50K
Feb 28, 2006	Resale	Deed	\$193,000	\$261	\$154K
Feb 27, 2003	Financing	Mortgage			\$73K
Mar 13, 2002	Financing	Mortgage			\$74K
Jun 24, 1999	Resale	Grant Deed	\$78,000	\$105	\$70K
Nov 12, 1998	Financing	Mortgage			\$76K
Jan 29, 1992	Financing	Mortgage			\$82K
Jul 5, 1989	Resale	Grant Deed	\$89,571	\$121	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oldham School	Elementary	KG–5	0.1 mi
Riverside Middle School	Middle	6–8	1.0 mi
East Providence High School	High	9–12	3.8 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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