

Single Family Residence

RESIDENTIAL

85 RIVER ST

RIVERSIDE, RI 02915

\$527,673 TopHap Estimate · \$348 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,515 ft²

LIVING AREA

0.11 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$528K

\$499K low

\$556K high

Last Sale

\$280,000 · Oct 26, 2020

Est. Owner Equity

\$527,673

TAX & ASSESSMENT

Property Tax	\$5,235 (2025)
Assessed Value	\$400,500
Previous Assessed	\$313,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	PROVIDENCE
Lot (acres)	0.12
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1
FLOOD

0
WILDFIRE

53
HEAT

83
STORM

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 9, 2020	Resale	Warranty Deed	\$280,000	\$185	
Jun 5, 2017	Resale	Warranty Deed	\$189,900	\$125	\$152K
Nov 6, 2015	Resale	Warranty Deed	\$177,500	\$117	\$160K
Jun 23, 2015	Quitclaim	Quit Claim Transfer			\$122K
May 27, 2014	Quitclaim	Quit Claim Transfer			
Oct 21, 2013	Recorded document	Deed In Lieu Of Foreclosure			
Jun 27, 2006	Financing	Mortgage			\$70K
Jul 15, 2005	Financing	Mortgage			\$30K
Aug 2, 2004	Financing	Mortgage			\$167K
Jan 2, 2003	Financing	Mortgage			\$142K
May 29, 2001	Financing	Mortgage			\$94K
Sep 22, 2000	Resale	Grant Deed	\$89,000	\$59	\$89K

Sep 21, 1990 Financing Mortgage \$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oldham School	Elementary	KG–5	0.2 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