

Single Family Residence **RESIDENTIAL**

56 FORBES ST

RIVERSIDE, RI 02915

\$406,890 TopHap Estimate · \$347 / ft² · confidence 96 · as of Jul 14, 2026



1

BEDS

1

BATHS

1,173 ft²

LIVING AREA

0.26 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$407K

\$391K low

\$423K high

Last Sale

\$68,000 · Mar 31, 1995

Est. Owner Equity

\$146,890

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$5,287 (2025)
Assessed Value	\$404,500
Previous Assessed	\$345,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PROVIDENCE
Lot (acres)	0.26
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

6
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 15, 2002	Financing	Mortgage			\$129K
Jun 23, 1999	Financing	Mortgage			\$96K
May 13, 1998	Financing	Mortgage			\$75K
Mar 31, 1995	Resale	Grant Deed	\$68,000	\$58	\$65K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside Middle School	Middle	6–8	0.3 mi
Waddington School	Elementary	KG–5	1.1 mi
East Providence High School	High	9–12	3.0 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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