

Single Family Residence **RESIDENTIAL**

70 FORBES ST

RIVERSIDE, RI 02915

\$544,400 TopHap Estimate · \$339 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,606 ft²

LIVING AREA

0.26 ac

LOT SIZE

1945

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$544K

\$489K low

\$600K high

Last Sale

\$115,000 · May 9, 1997

Est. Owner Equity

\$423,100

Loan-to-Value

23%

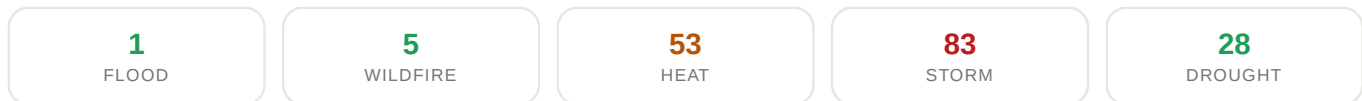
TAX & ASSESSMENT

Property Tax	\$5,985 (2025)
Assessed Value	\$457,900
Previous Assessed	\$393,500

PROPERTY FACTS

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

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2001	Financing	Mortgage			\$108K
May 9, 1997	Resale	Grant Deed	\$115,000	\$72	\$105K
Oct 12, 1993	Financing	Mortgage			\$126K
Jun 28, 1989	Resale	Grant Deed	\$138,000	\$86	\$131K

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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