

Single Family Residence **RESIDENTIAL**

74 FORBES ST

RIVERSIDE, RI 02915

\$396,489 TopHap Estimate · \$376 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,054 ft²

LIVING AREA

0.26 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$396K

\$377K low

\$416K high

Est. Owner Equity

\$298,489

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$4,786 (2025)
Assessed Value	\$366,200
Previous Assessed	\$302,600

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

1 FLOOD	8 WILDFIRE	53 HEAT	83 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 16, 2009	Financing	Mortgage			\$23K
Aug 16, 2007	Financing	Mortgage			\$22K
Jun 24, 2005	Financing	Mortgage			\$16K
Aug 26, 1998	Financing	Mortgage			\$70K

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	2.9 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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