

Single Family Residence

RESIDENTIAL

42 FORBES ST

RIVERSIDE, RI 02915

\$416,817 TopHap Estimate · \$353 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,180 ft²

LIVING AREA

0.26 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$417K

\$385K low

\$449K high

Last Sale

\$113,000 · Sep 26, 1995

Est. Owner Equity

\$165,617

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$5,001 (2025)
Assessed Value	\$382,600
Previous Assessed	\$335,200

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	7 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
Feb 12, 2007	Financing	Mortgage			\$46K
Feb 12, 2007	Financing	Mortgage			\$205K
Nov 16, 2004	Financing	Mortgage			\$200K
Nov 22, 2002	Financing	Mortgage			\$132K
Apr 27, 1998	Financing	Mortgage			\$113K
Sep 26, 1995	Resale	Grant Deed	\$113,000	\$96	\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside Middle School	Middle	6–8	0.3 mi
Waddington School	Elementary	KG–5	1.0 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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