

Single Family Residence **RESIDENTIAL**

80 FORBES ST

RIVERSIDE, RI 02915

\$341,845 TopHap Estimate · \$356 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

960 ft²

LIVING AREA

0.24 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$342K

\$320K low

\$363K high

Last Sale

\$175,000 · Mar 28, 2003

Est. Owner Equity

\$256,845

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$5,023 (2025)
Assessed Value	\$384,300
Previous Assessed	\$328,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PROVIDENCE
Lot (acres)	0.24
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

40
FLOOD

11
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
Mar 15, 2024	Quitclaim	Quit Claim Transfer			
May 28, 2014	Financing	Mortgage			\$25K
Jan 4, 2011	Financing	Mortgage			\$60K
Dec 17, 2008	Financing	Mortgage			\$60K
Mar 28, 2003	Resale	Grant Deed	\$175,000	\$182	\$70K
Oct 30, 2001	Financing	Mortgage			\$124K
May 21, 1999	Resale	Grant Deed	\$105,500	\$110	\$105K

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------