

Single Family Residence **RESIDENTIAL**

45 FORBES ST

RIVERSIDE, RI 02915

\$530,000 TopHap Estimate · \$214 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,476 ft²

LIVING AREA

0.17 ac

LOT SIZE

1945

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$530K

\$498K low

\$562K high

Last Sale

\$530,000 · Jul 7, 2026

Est. Owner Equity

\$106,000

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,087 (2025)
Assessed Value	\$465,700
Previous Assessed	\$373,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PROVIDENCE
Lot (acres)	0.17
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	5 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
Jun 18, 2026	Resale	Warranty Deed	\$530,000	\$214	\$424K
Jun 22, 2022	Resale	Warranty Deed	\$425,000	\$172	\$383K
Aug 9, 2019	Resale	Warranty Deed	\$265,000	\$107	\$257K
May 14, 2004	Resale	Grant Deed	\$227,000	\$92	\$220K
Aug 13, 2002	Financing	Mortgage			\$172K
Feb 20, 1996	Resale	Grant Deed	\$109,500	\$44	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside Middle School	Middle	6–8	0.2 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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