

Single Family Residence

**RESIDENTIAL**

# 60 RUTH AVE

RUMFORD, RI 02916

**\$394,604** TopHap Estimate · \$313 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,260 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1952**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$395K**

**\$375K low**

**\$415K high**

Last Sale

**\$46,500 · Jun 29, 1990**

Est. Owner Equity

**\$197,973**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,597 (2025) |
| Assessed Value    | \$428,200      |
| Previous Assessed | \$356,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | PROVIDENCE              |
| Lot (acres)   | 0.18                    |
| Roof          | Asphalt                 |
| Heating       | Steam                   |
| Pool          | No                      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE    | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|----------|--------------------|--------|
| Nov 9, 2011  | Financing | Mortgage   |          |                    | \$116K |
| Feb 3, 2009  | Financing | Mortgage   |          |                    | \$107K |
| Sep 5, 2007  | Financing | Mortgage   |          |                    | \$46K  |
| Jul 15, 2005 | Financing | Mortgage   |          |                    | \$40K  |
| Feb 24, 2003 | Financing | Mortgage   |          |                    | \$88K  |
| Jul 3, 2001  | Financing | Mortgage   |          |                    | \$88K  |
| Apr 25, 2000 | Financing | Mortgage   |          |                    | \$11K  |
| Jun 29, 1990 | Resale    | Grant Deed | \$46,500 | \$37               |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Francis School                 | Elementary | KG–5   | 0.3 mi   |
| East Providence High School    | High       | 9–12   | 1.9 mi   |
| Edward R. Martin Middle School | Middle     | 6–8    | 2.6 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 02916

|                          |                             |                            |                                |                         |                        |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>79</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>7,060</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|