

Single Family Residence **RESIDENTIAL**

262 RIVERSIDE ST

PORTSMOUTH, RI 02871

\$471,719 TopHap Estimate · \$715 / ft² · confidence 89 · as of Jun 23, 2026



2

BEDS

1

BATHS

660 ft²

LIVING AREA

0.12 ac

LOT SIZE

1925

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$472K

\$420K low

\$524K high

Last Sale

\$52,500 · Oct 18, 2011

Est. Owner Equity

\$471,719

TAX & ASSESSMENT

Property Tax	\$4,165 (2025)
Assessed Value	\$313,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	NEWPORT
Lot (acres)	0.12
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

CLIMATE RISK

100
FLOOD

16
WILDFIRE

57
HEAT

91
STORM

28
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 18, 2011	Resale	Grant Deed	\$52,500	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hathaway Elementary School	Elementary	KG–4	1.2 mi
Portsmouth High School	High	9–12	1.5 mi
Portsmouth Middle School	Middle	5–8	5.8 mi

District: Portsmouth 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 02871

84 CRIME INDEX	101 AIR POLLUTION	16,919 POPULATION	\$116K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------