

Single Family Residence **RESIDENTIAL**

280 RIVERSIDE ST

PORTSMOUTH, RI 02871

\$389,681 TopHap Estimate · \$675 / ft² · confidence 83 · as of Jul 14, 2026

1

BEDS

1

BATHS

577 ft²

LIVING AREA

3,998 ft²

LOT SIZE

1941

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

\$390K

\$324K low

\$455K high

Last Sale

\$62,500 · Jun 1, 1988

Est. Owner Equity

\$295,931

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax

\$2,920 (2025)

Assessed Value

\$219,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	NEWPORT
Lot (acres)	0.09
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

CLIMATE RISK

100 FLOOD	17 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
Dec 2, 2021	Financing	Deed			
Jan 6, 2014	Quitclaim	Quit Claim Transfer			
Aug 23, 2010	Financing	Mortgage			\$94K
May 8, 1998	Financing	Mortgage			\$53K
Mar 5, 1992	Financing	Mortgage			\$60K
Jul 7, 1989	Financing	Mortgage			\$55K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hathaway Elementary School	Elementary	KG–4	1.2 mi
Portsmouth High School	High	9–12	1.6 mi
Portsmouth Middle School	Middle	5–8	5.9 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	Owner occupied
-----------	-----------------------