

Single Family Residence **RESIDENTIAL**

48 RANDALL LN

PORTSMOUTH, RI 02871

\$701,218 TopHap Estimate · \$435 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,612 ft²

LIVING AREA

0.89 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$701K

\$667K low

\$736K high

Last Sale

\$288,000 · Aug 4, 2005

Est. Owner Equity

\$350,818

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,477 (2025)
Assessed Value	\$412,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	NEWPORT
Lot (acres)	0.89
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

9
WILDFIRE

55
HEAT

87
STORM

28
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 4, 2005	Financing	Mortgage			\$58K
Aug 4, 2005	Resale	Grant Deed	\$288,000	\$179	\$230K
Mar 31, 2003	Financing	Mortgage			\$75K
Jun 7, 1996	Financing	Mortgage			\$38K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Portsmouth Middle School	Middle	5–8	1.6 mi
Melville Elementary School	Elementary	KG–4	3.0 mi
Portsmouth High School	High	9–12	5.0 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
-----------	-----------------------