

Single Family Residence **RESIDENTIAL**

42 RANDALL LN

PORTSMOUTH, RI 02871

\$737,430 TopHap Estimate · \$360 / ft² · confidence 93 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,047 ft²
LIVING AREA

0.26 ac
LOT SIZE

1955
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$737K

\$689K low

\$786K high

Last Sale

\$320,000 · Jan 27, 2003

Est. Owner Equity

\$499,730

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax

\$6,405 (2025)

Assessed Value

\$482,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	NEWPORT
Lot (acres)	0.26
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2003	Financing	Mortgage			\$238K
Jan 27, 2003	Resale	Grant Deed	\$320,000	\$156	\$234K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Portsmouth Middle School	Middle	5–8	1.6 mi
Melville Elementary School	Elementary	KG–4	2.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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