

Single Family Residence **RESIDENTIAL**

49 RIVERSIDE ST

PORTSMOUTH, RI 02871

\$489,341 TopHap Estimate · \$341 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,436 ft²

LIVING AREA

0.2 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$489K

\$442K low

\$537K high

Last Sale

\$41,200 · Aug 29, 2016

Est. Owner Equity

\$294,883

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,056 (2025)
Assessed Value	\$305,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	NEWPORT
Lot (acres)	0.20
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

CLIMATE RISK

96
FLOOD

1
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
Sep 26, 2016	Quitclaim	Quit Claim Transfer			
Aug 29, 2016	Resale	Warranty Deed	\$41,200	\$29	\$210K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hathaway Elementary School	Elementary	KG–4	0.8 mi
Portsmouth High School	High	9–12	1.2 mi
Portsmouth Middle School	Middle	5–8	5.5 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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