

Single Family Residence **RESIDENTIAL**

319 RIVERSIDE ST

PORTSMOUTH, RI 02871

\$1,324,220 TopHap Estimate · \$718 / ft² · confidence 88 · as of Jun 23, 2026



2
BEDS

2
BATHS

1,844 ft²
LIVING AREA

3,850 ft²
LOT SIZE

1930
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$1.3M

\$1.2M low

\$1.5M high

Last Sale

\$765,000 · Aug 30, 2021

Est. Owner Equity

\$1,221,172

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$9,815 (2025)
Assessed Value	\$739,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NEWPORT
Lot (acres)	0.09
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
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
Apr 8, 2022	Financing	Warranty Deed			
Aug 30, 2021	Resale	Warranty Deed	\$765,000	\$415	\$400K
Oct 28, 2003	Financing	Mortgage			\$276K
May 29, 2003	Resale	Grant Deed	\$345,000	\$187	\$276K
Sep 5, 2002	Financing	Mortgage			\$200K

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

OWNERSHIP

Occupancy	Absentee owner
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