

Single Family Residence **RESIDENTIAL**

18 RANDALL LN

PORTSMOUTH, RI 02871

\$630,229 TopHap Estimate · \$541 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,166 ft²

LIVING AREA

0.23 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$630K

\$539K low

\$721K high

Last Sale

\$621,400 · Mar 6, 2026

Est. Owner Equity

\$630,229

TAX & ASSESSMENT

Property Tax	\$4,879 (2025)
Assessed Value	\$367,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	NEWPORT
Lot (acres)	0.23
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	6 WILDFIRE	55 HEAT	87 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 4, 2026	Resale	Warranty Deed	\$621,400	\$533	
Jun 14, 2019	Resale	Warranty Deed	\$334,500	\$287	\$268K
Mar 6, 2009	Financing	Mortgage			\$150K
Jul 6, 2001	Resale	Grant Deed	\$180,000	\$154	\$144K
Dec 2, 1998	Resale	Grant Deed	\$123,000	\$105	\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Portsmouth Middle School	Middle	5–8	1.5 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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