

Single Family Residence

RESIDENTIAL

45 NARRAGANSETT AVE

PORTSMOUTH, RI 02871

\$549,900 TopHap Estimate · \$584 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

1

BATHS

942 ft²

LIVING AREA

0.15 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$550K

\$483K low

\$617K high

Last Sale

\$500,000 · Jan 7, 2026

Est. Owner Equity

\$299,900

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$4,248 (2025)
Assessed Value	\$319,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NEWPORT
Lot (acres)	0.15
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 21, 2026	Financing	Mortgage			\$250K
Jan 6, 2026	Resale	Warranty Deed	\$500,000	\$531	
May 17, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hathaway Elementary School	Elementary	KG–4	0.2 mi
Portsmouth High School	High	9–12	0.6 mi
Portsmouth Middle School	Middle	5–8	4.9 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	Owner occupied
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