

Single Family Residence **RESIDENTIAL**

# 326 RIVERSIDE DR

TIVERTON, RI 02878

**\$836,987** TopHap Estimate · \$403 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**  
BEDS

**1.5**  
BATHS

**2,077 ft<sup>2</sup>**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**1950**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

## VALUATION

**\$837K**

\$790K low

\$884K high

Last Sale

**\$1,150,000 · Jul 14, 2026**

Est. Owner Equity

**\$535,672**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$8,296 (2025) |
| Assessed Value | \$750,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | NEWPORT                          |
| Lot (acres)   | 0.12                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |
| View          | Waterfront-Not Specified         |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------------|--------------------|--------|
| Jul 10, 2026 | Resale    | Deed          | \$1,150,000 | \$554              |        |
| Mar 30, 2018 | Quitclaim | Warranty Deed |             |                    |        |
| Jul 9, 2014  | Financing | Grant Deed    |             |                    | \$336K |
| Dec 30, 2013 | Resale    | Warranty Deed | \$420,000   | \$202              | \$336K |
| Apr 20, 1998 | Financing | Mortgage      |             |                    | \$10K  |
| Mar 11, 1992 | Financing | Mortgage      |             |                    | \$45K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Fort Barton Elementary School | Elementary | KG–4   | 1.2 mi   |
| Tiverton High School          | High       | 9–12   | 2.5 mi   |
| Tiverton Middle School        | Middle     | 5–8    | 2.8 mi   |

District: Tiverton 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 02878

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>74</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>15,507</b><br>POPULATION | <b>\$99K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|