

Single Family Residence **RESIDENTIAL**

70 RIVERSIDE ST

PORTSMOUTH, RI 02871

\$458,345 TopHap Estimate · \$539 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

850 ft²

LIVING AREA

0.15 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$458K

\$416K low

\$501K high

Est. Owner Equity

\$448,395

Loan-to-Value

3%

TAX & ASSESSMENT

Property Tax	\$3,896 (2025)
Assessed Value	\$293,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	NEWPORT
Lot (acres)	0.15
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

92
FLOOD

1
WILDFIRE

57
HEAT

91
STORM

28
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

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	Absentee owner
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