

Single Family Residence **RESIDENTIAL**

90 RIVERSIDE ST

PORTSMOUTH, RI 02871

\$392,833 TopHap Estimate · \$462 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

850 ft²

LIVING AREA

0.14 ac

LOT SIZE

1953

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$393K

\$362K low

\$423K high

Last Sale

\$227,500 · Feb 1, 2021

Est. Owner Equity

\$171,527

Loan-to-Value

62%

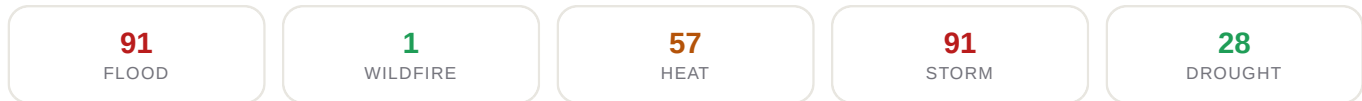
TAX & ASSESSMENT

Property Tax	\$3,446 (2025)
Assessed Value	\$259,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	NEWPORT
Lot (acres)	0.14
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2021	Resale	Executors Deed	\$227,500	\$268	\$221K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hathaway Elementary School	Elementary	KG–4	0.9 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	Owner occupied
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