

Single Family Residence **RESIDENTIAL**

12 RIVERSIDE ST

PORTSMOUTH, RI 02871

\$344,760 TopHap Estimate · \$440 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

1
BATHS

784 ft²
LIVING AREA

3,000 ft²
LOT SIZE

1955
YEAR BUILT

1
STORIES

4
ROOMS

VALUATION

\$345K

\$318K low

\$371K high

Est. Owner Equity

\$155,460

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$2,964 (2025)
Assessed Value	\$223,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	NEWPORT
Lot (acres)	0.07
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

100
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	1.1 mi
Portsmouth Middle School	Middle	5–8	5.4 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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