

Single Family Residence **RESIDENTIAL**

## 263 RIVERSIDE DR

TIVERTON, RI 02878

**\$915,505** TopHap Estimate · \$1,036 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**884 ft<sup>2</sup>**

LIVING AREA

**2,744 ft<sup>2</sup>**

LOT SIZE

**1887**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**1**

PARKING

### VALUATION

**\$916K**

**\$853K low**

**\$978K high**

Last Sale

**\$850,000 · Jun 9, 2025**

Est. Owner Equity

**\$565,505**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                |                |
|----------------|----------------|
| Property Tax   | \$7,836 (2025) |
| Assessed Value | \$691,600      |

## PROPERTY FACTS

|               |                          |
|---------------|--------------------------|
| Property Type | Single Family Residence  |
| Style         | Conventional             |
| County        | NEWPORT                  |
| Lot (acres)   | 0.06                     |
| Roof          | Asphalt                  |
| Heating       | Hot Water                |
| Fireplace     | Yes                      |
| Pool          | No                       |
| View          | Waterfront-Not Specified |

Deck

## CLIMATE RISK

**100**  
FLOOD

**7**  
WILDFIRE

**57**  
HEAT

**93**  
STORM

**28**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jun 9, 2025  | Resale    | Deed                | \$850,000 | \$962              |        |
| Jan 27, 2022 | Quitclaim | Quit Claim Transfer |           |                    |        |
| May 20, 1998 | Resale    | Grant Deed          | \$152,000 | \$172              | \$120K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Fort Barton Elementary School | Elementary | KG–4   | 1.1 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> |
|-----------|-----------------------|