

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

## 270 RIVERSIDE DR

TIVERTON, RI 02878



**3**

BEDS

**2**

BATHS

**1,993 ft<sup>2</sup>**

LIVING AREA

**3,398 ft<sup>2</sup>**

LOT SIZE

**1920**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

### VALUATION

Last Sale

**\$450,000 · Jul 21, 2025**

### TAX & ASSESSMENT

Property Tax

**\$6,149 (2025)**

Assessed Value

**\$556,500**

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | NEWPORT                           |
| Lot (acres)   | 0.08                              |
| Roof          | Asphalt                           |
| Heating       | Hot Water                         |
| Fireplace     | Yes                               |
| Pool          | No                                |
| View          | Waterfront-Not Specified          |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Jul 16, 2025 | Resale    | Warranty Deed | \$450,000 | \$226              |        |
| Jun 7, 2024  | Resale    | Warranty Deed | \$455,000 | \$228              |        |
| Jun 7, 2024  | Resale    | Warranty Deed | \$485,000 | \$243              | \$485K |
| Aug 20, 2007 | Financing | Mortgage      |           |                    | \$40K  |
| Jun 13, 2007 | Financing | Mortgage      |           |                    | \$56K  |
| Oct 3, 1995  | Financing | Mortgage      |           |                    | \$33K  |

## 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> |
|-----------|-----------------------|