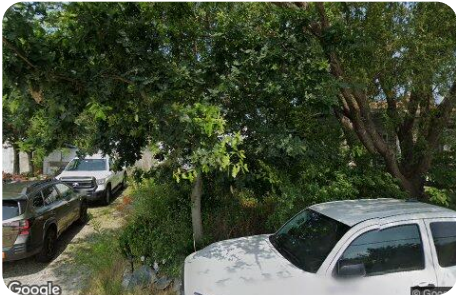


Duplex (2 Units, Any Combination) **RESIDENTIAL**

54 RIVERSIDE ST

PORTSMOUTH, RI 02871



4
BEDS

2
BATHS

1,380 ft²
LIVING AREA

0.25 ac
LOT SIZE

1938
YEAR BUILT

1
STORIES

7
ROOMS

VALUATION

Last Sale

\$85,000 · Apr 9, 2001

TAX & ASSESSMENT

Property Tax

\$3,535 (2025)

Assessed Value

\$266,200

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Bungalow
County	NEWPORT
Lot (acres)	0.25
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

CLIMATE RISK

95 FLOOD	1 WILDFIRE	57 HEAT	91 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 9, 2001	Resale	Grant Deed	\$85,000	\$62	\$84K
Dec 4, 1991	Financing	Mortgage			\$70K

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	Owner occupied
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