

Single Family Residence

**RESIDENTIAL**

# 451 RIVERSIDE DR

PORTSMOUTH, VA 23707

**\$581,971** TopHap Estimate · \$168 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BATHS

**3,463 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1934**

YEAR BUILT

**1**

STORIES

**11**

ROOMS

**1**

PARKING

## VALUATION

**\$582K**

\$515K low

\$649K high

Last Sale

**\$650,000 · May 2, 2023**

Est. Owner Equity

**\$0**

Loan-to-Value

**168%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$6,111 (2025)</b> |
| Assessed Value        | <b>\$477,110</b>      |
| Previous Assessed     | <b>\$461,990</b>      |
| Assessor Market Value | <b>\$477,110</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Tudor</b>                   |
| County        | <b>PORTSMOUTH CITY</b>         |
| Lot (acres)   | <b>0.18</b>                    |
| Construction  | <b>Brick</b>                   |
| Roof          | <b>Asbestos</b>                |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Yes</b>                     |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Detached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|---------------------|-----------|--------------------|--------|
| <b>Apr 28, 2023</b> | Resale    | Warranty Deed       | \$650,000 | \$188              | \$494K |
| <b>Jun 17, 2021</b> | Resale    | Warranty Deed       | \$505,000 | \$146              | \$480K |
| <b>Mar 6, 2018</b>  | Quitclaim | Quit Claim Transfer |           |                    |        |
| <b>Aug 21, 2008</b> | Quitclaim | Quit Claim Transfer |           |                    | \$56K  |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| <b>Waterview Elementary School</b> | Elementary | KG–6   | 0.7 mi   |
| <b>Churchland High School</b>      | High       | 9–12   | 3.0 mi   |
| <b>Churchland Middle School</b>    | Middle     | 7–8    | 3.2 mi   |

District: Portsmouth City Public Schools

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 23707

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>135</div> <div>CRIME INDEX</div> | <div>83</div> <div>AIR POLLUTION</div> | <div>14,578</div> <div>POPULATION</div> | <div>\$54K</div> <div>MEDIAN IN-COME</div> | <div>59°F</div> <div>AVG TEMP</div> | <div>63%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|