

Single Family Residence **RESIDENTIAL**

44 RANDOLPH WAY

PORTSMOUTH, RI 02871

\$1,026,412 TopHap Estimate · \$435 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,362 ft²

LIVING AREA

0.49 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1M

\$913K low

\$1.1M high

Last Sale

\$589,000 · Feb 1, 2016

Est. Owner Equity

\$1,026,412

TAX & ASSESSMENT

Property Tax	\$9,883 (2025)
Assessed Value	\$744,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	NEWPORT
Lot (acres)	0.49
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	7 WILDFIRE	56 HEAT	89 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 1, 2016	Resale	Warranty Deed	\$589,000	\$249	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melville Elementary School	Elementary	KG–4	0.8 mi
Portsmouth Middle School	Middle	5–8	2.0 mi
Portsmouth High School	High	9–12	2.6 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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