

Single Family Residence **RESIDENTIAL**

90 RANDOLPH WAY

PORTSMOUTH, RI 02871

\$1,182,297 TopHap Estimate · \$430 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,752 ft²

LIVING AREA

0.6 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$600,000 · Feb 12, 2016

Est. Owner Equity

\$660,297

Loan-to-Value

44%

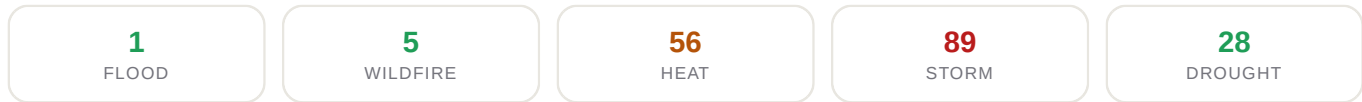
TAX & ASSESSMENT

Property Tax	\$10,705 (2025)
Assessed Value	\$806,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	NEWPORT
Lot (acres)	0.60
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 2016	Quitclaim	Quit Claim Transfer			
Feb 11, 2016	Resale	Warranty Deed	\$600,000	\$218	\$415K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Melville Elementary School	Elementary	KG–4	0.9 mi
Portsmouth Middle School	Middle	5–8	1.9 mi
Portsmouth High School	High	9–12	2.7 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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