

Single Family Residence **RESIDENTIAL**

74 RIVERSIDE ST

PORTSMOUTH, RI 02871

\$437,307 TopHap Estimate · \$514 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1
BATHS

850 ft²
LIVING AREA

0.14 ac
LOT SIZE

1950
YEAR BUILT

1
STORIES

4
ROOMS

VALUATION

\$437K

\$410K low

\$464K high

Last Sale

\$265,000 · Nov 25, 2020

Est. Owner Equity

\$181,915

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,548 (2025)
Assessed Value	\$267,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	NEWPORT
Lot (acres)	0.14
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck

CLIMATE RISK

78
FLOOD

1
WILDFIRE

57
HEAT

91
STORM

28
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 25, 2020	Resale	Warranty Deed	\$265,000	\$312	\$255K
Jul 28, 2009	Financing	Mortgage			\$224K
Sep 26, 2008	Resale	Warranty Deed	\$225,000	\$265	\$214K
Mar 8, 1999	Financing	Mortgage			\$30K
Mar 20, 1989	Financing	Mortgage			\$72K

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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