

Single Family Residence **RESIDENTIAL**

305 RIVERSIDE ST

PORTSMOUTH, RI 02871

\$901,041 TopHap Estimate · \$660 / ft² · confidence 89 · as of Jul 14, 2026



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3

BEDS

2.5

BATHS

1,366 ft²

LIVING AREA

0.11 ac

LOT SIZE

1938

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$901K

\$805K low

\$997K high

Last Sale

\$395,000 · Mar 31, 2020

Est. Owner Equity

\$631,041

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$9,046 (2025)
Assessed Value	\$681,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NEWPORT
Lot (acres)	0.11
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

100
FLOOD

17
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
Mar 30, 2020	Resale	Warranty Deed	\$395,000	\$289	\$170K
Dec 16, 2010	Resale	Warranty Deed	\$230,000	\$168	\$184K
Nov 17, 2006	Financing	Mortgage			\$414K
Apr 23, 2004	Financing	Mortgage			\$383K
Oct 4, 2001	Financing	Mortgage			\$234K
Mar 14, 2001	Financing	Mortgage			\$188K
Aug 2, 1999	Financing	Mortgage			\$37K
Sep 30, 1998	Financing	Mortgage			\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hathaway Elementary School	Elementary	KG–4	1.2 mi
Portsmouth High School	High	9–12	1.6 mi

Portsmouth Middle School

Middle

5–8

5.9 mi

District: Portsmouth School District



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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