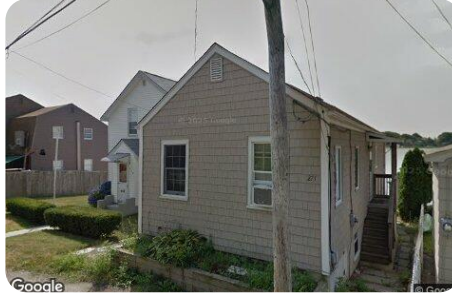
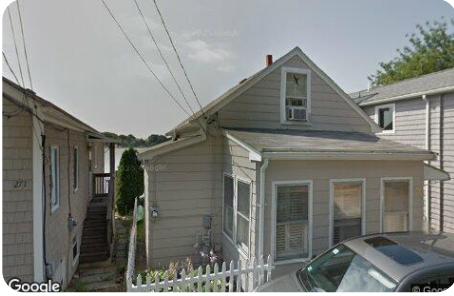


Single Family Residence **RESIDENTIAL**

269 RIVERSIDE ST

PORTSMOUTH, RI 02871

\$750,232 TopHap Estimate · \$902 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

1

BATHS

832 ft²

LIVING AREA

1,950 ft²

LOT SIZE

1945

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$750K

\$727K low

\$774K high

Last Sale

\$417,000 · Nov 22, 2021

Est. Owner Equity

\$404,782

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$5,733 (2025)
Assessed Value	\$431,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	NEWPORT
Lot (acres)	0.04
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

CLIMATE RISK

100
FLOOD

16
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 22, 2021	Resale	Warranty Deed	\$417,000	\$501	\$345K
May 9, 2016	Resale	Warranty Deed	\$206,000	\$248	\$165K
May 5, 2004	Resale	Grant Deed	\$220,500	\$265	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hathaway Elementary School	Elementary	KG–4	1.2 mi
Portsmouth High School	High	9–12	1.5 mi
Portsmouth Middle School	Middle	5–8	5.8 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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