

Single Family Residence **RESIDENTIAL**

265 RIVERSIDE ST

PORTSMOUTH, RI 02871

\$920,251 TopHap Estimate · \$757 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

1,216 ft²

LIVING AREA

1,650 ft²

LOT SIZE

1955

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$920K

\$796K low

\$1M high

Last Sale

\$457,500 · Feb 4, 2020

Est. Owner Equity

\$645,751

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$7,838 (2025)
Assessed Value	\$590,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
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
Jan 29, 2020	Resale	Warranty Deed	\$457,500	\$376	\$275K
Dec 22, 2015	Resale	Warranty Deed	\$245,000	\$201	
Mar 1, 2012	Financing	Mortgage			\$170K
Jan 20, 2004	Financing	Mortgage			\$84K
May 6, 2003	Financing	Mortgage			\$60K

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.

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	Absentee owner
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