

Single Family Residence **RESIDENTIAL**

16 RIVERSIDE DR

LINCOLN, RI 02865

\$529,708 TopHap Estimate · \$397 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,334 ft²

LIVING AREA

0.34 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$530K

\$506K low

\$554K high

Last Sale

\$305,000 · Aug 28, 2017

Est. Owner Equity

\$255,208

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,119 (2025)
Assessed Value	\$452,600
Previous Assessed	\$342,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PROVIDENCE
Lot (acres)	0.34
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	5 WILDFIRE	56 HEAT	95 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2017	Resale	Warranty Deed	\$305,000	\$229	\$275K
May 4, 2010	Resale	Deed	\$210,000	\$157	\$200K
Sep 28, 2005	Financing	Mortgage			\$300K
Jun 7, 2004	Resale	Grant Deed	\$265,000	\$199	\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lonsdale Elementary School	Elementary	KG–5	0.4 mi
Lincoln Senior High School	High	9–12	2.7 mi
Lincoln Middle School	Middle	6–8	3.3 mi

District: Lincoln 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 02865

56 CRIME INDEX	109 AIR POLLUTION	18,892 POPULATION	\$107K 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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