

Single Family Residence **RESIDENTIAL**

1 ROSEWOOD DR

LINCOLN, RI 02865

\$618,099 TopHap Estimate · \$308 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,005 ft²

LIVING AREA

1.1 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$618K

\$580K low

\$656K high

Last Sale

\$370,000 · May 31, 2017

Est. Owner Equity

\$282,099

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$7,370 (2025)
Assessed Value	\$545,100
Previous Assessed	\$465,800

PROPERTY FACTS

Property Type	Single Family Residence
County	PROVIDENCE
Lot (acres)	1.10
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

21
WILDFIRE

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 31, 2017	Resale	Warranty Deed	\$370,000	\$185	\$296K
Sep 16, 2016	Quitclaim	Quit Claim Transfer			
Dec 20, 2011	Financing	Mortgage			\$200K
Aug 18, 2011	Resale	Warranty Deed	\$212,500	\$106	\$200K
Aug 9, 2011	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$337,775	\$168	
Feb 8, 2011	Resale	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$2,754	\$1	
Jun 21, 2010	Resale	Grant Deed	\$1,800	\$1	
May 2, 2006	Financing	Mortgage			\$149K
Jan 17, 2006	Financing	Mortgage			\$308K
Jun 6, 2003	Resale	Grant Deed	\$330,000	\$165	\$314K

May 20, 2002	Resale	Grant Deed	\$253,500	\$126	\$200K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Middle School	Middle	6–8	0.7 mi
Lincoln Central Elementary School	Elementary	KG–5	2.2 mi
Lincoln Senior High School	High	9–12	2.6 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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