

Single Family Residence **RESIDENTIAL**

56 RIVERSIDE DR

LINCOLN, RI 02865

\$584,556 TopHap Estimate · \$398 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,470 ft²

LIVING AREA

0.23 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$585K

\$561K low

\$609K high

Last Sale

\$515,000 · Sep 7, 2023

Est. Owner Equity

\$116,556

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,318 (2025)
Assessed Value	\$467,300
Previous Assessed	\$388,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	PROVIDENCE
Lot (acres)	0.23
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

91
FLOOD

11
WILDFIRE

44
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2026	Quitclaim	Quit Claim Transfer			\$468K
Sep 5, 2023	Resale	Warranty Deed	\$515,000	\$350	\$489K
Sep 5, 2023	Financing	Correction Deed			
Nov 23, 2020	Quitclaim	Quit Claim Transfer			
Nov 2, 2012	Resale	Warranty Deed	\$185,000	\$126	\$215K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lonsdale Elementary School	Elementary	KG–5	0.4 mi
Lincoln Senior High School	High	9–12	2.5 mi
Lincoln Middle School	Middle	6–8	3.1 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------