

Single Family Residence **RESIDENTIAL**

25 ROSEWOOD DR

LINCOLN, RI 02865

\$754,701 TopHap Estimate · \$357 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,112 ft²

LIVING AREA

0.93 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$755K

\$734K low

\$776K high

Last Sale

\$378,000 · Apr 6, 2016

Est. Owner Equity

\$122,701

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$9,533 (2025)
Assessed Value	\$705,100
Previous Assessed	\$560,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PROVIDENCE
Lot (acres)	0.93
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

37 FLOOD	8 WILDFIRE	55 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	\$/FT ²	LOAN
Apr 6, 2016	Resale	Warranty Deed	\$378,000	\$179	\$358K
Apr 10, 2013	Financing	Mortgage			\$149K
Jun 21, 2010	Financing	Mortgage			\$139K
Dec 12, 2005	Financing	Mortgage			\$44K
Jan 2, 2004	Financing	Mortgage			\$128K
Jun 25, 2002	Financing	Mortgage			\$128K
Apr 26, 2000	Financing	Mortgage			\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Middle School	Middle	6–8	0.5 mi
Lincoln Central Elementary School	Elementary	KG–5	2.2 mi
Lincoln Senior High School	High	9–12	2.5 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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