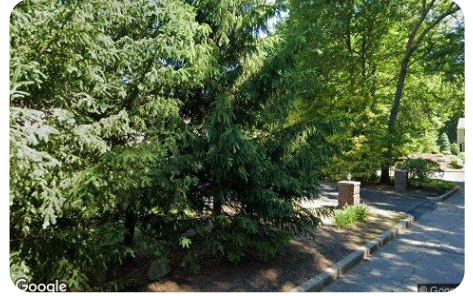


Single Family Residence **RESIDENTIAL**

13 ROSEWOOD DR

LINCOLN, RI 02865

\$979,561 TopHap Estimate · \$349 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,804 ft²

LIVING AREA

1.1 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$980K

\$909K low

\$1.1M high

Est. Owner Equity

\$208,561

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$11,443 (2025)
Assessed Value	\$846,400
Previous Assessed	\$673,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PROVIDENCE
Lot (acres)	1.10
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

47
FLOOD

14
WILDFIRE

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 2, 2013	Financing	Mortgage			\$271K
Dec 14, 2009	Financing	Mortgage			\$310K
Jul 11, 2006	Financing	Mortgage			\$250K
May 18, 2004	Financing	Mortgage			\$334K
Mar 31, 1998	Financing	Mortgage			\$50K
Feb 22, 1994	Financing	Mortgage			\$239K

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
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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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