

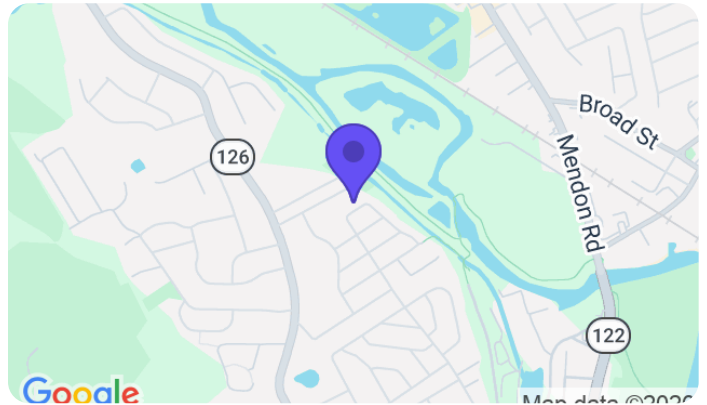
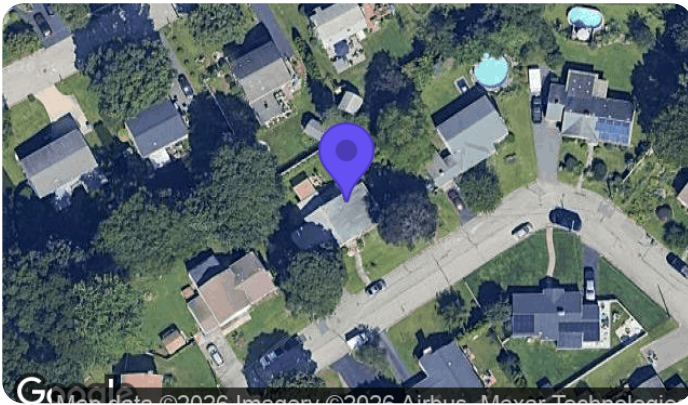
Single Family Residence

RESIDENTIAL

52 RIVERSIDE DR

LINCOLN, RI 02865

\$531,396 TopHap Estimate · \$353 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,505 ft²

LIVING AREA

0.19 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$531K

\$514K low

\$548K high

Last Sale

\$207,500 · Oct 30, 2014

Est. Owner Equity

\$334,396

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,552 (2025)
Assessed Value	\$484,600
Previous Assessed	\$405,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	PROVIDENCE
Lot (acres)	0.19
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

99
FLOOD

18
WILDFIRE

44
DROUGHT

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

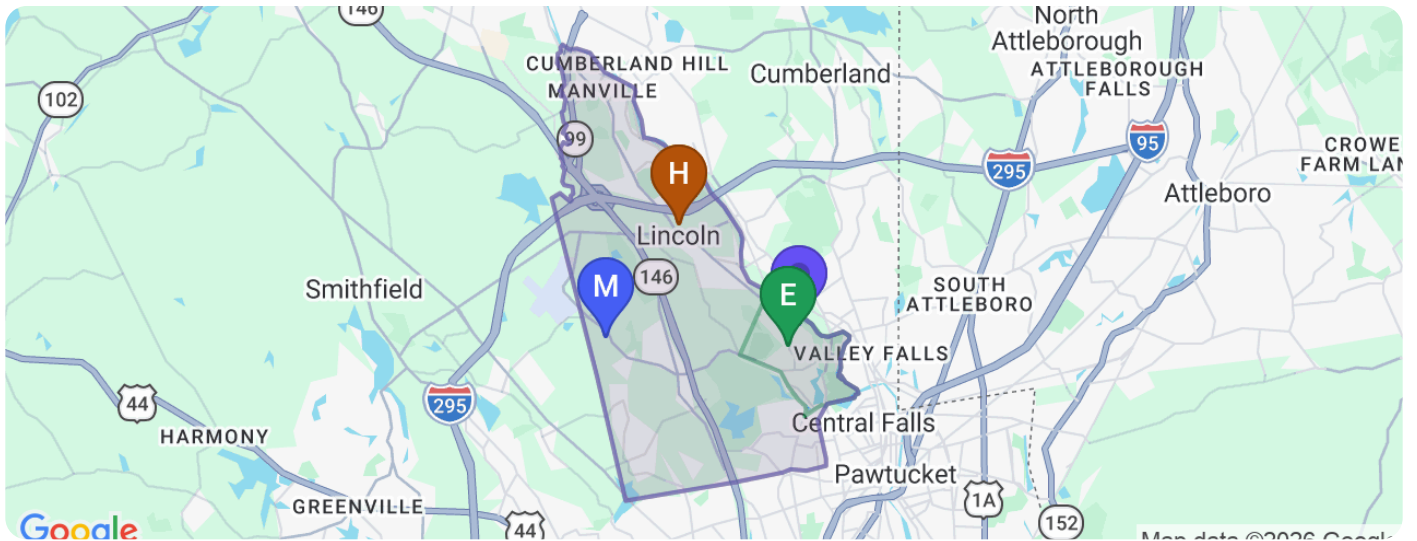
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 30, 2014	Resale	Warranty Deed	\$207,500	\$138	\$197K
May 29, 2001	Financing	Mortgage			\$18K

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

OWNERSHIP

Occupancy	Owner occupied
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