

Single Family Residence **RESIDENTIAL**

48 RIVERSIDE DR

LINCOLN, RI 02865

\$472,765 TopHap Estimate · \$394 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,200 ft²

LIVING AREA

0.2 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$473K

\$455K low

\$491K high

Last Sale

\$275,000 · Nov 6, 2019

Est. Owner Equity

\$214,265

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$5,417 (2025)
Assessed Value	\$400,700
Previous Assessed	\$315,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PROVIDENCE
Lot (acres)	0.20
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

100 FLOOD	19 WILDFIRE	44 DROUGHT
--------------	----------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 11, 2021	Quitclaim	Quit Claim Transfer			\$259K
Oct 29, 2019	Resale	Warranty Deed	\$275,000	\$229	\$252K
Mar 5, 2010	Financing	Mortgage			\$220K
Dec 28, 2005	Financing	Mortgage			\$50K
May 28, 2004	Resale	Grant Deed	\$296,000	\$247	\$237K
May 28, 2004	Financing	Mortgage			\$44K
Sep 26, 2002	Financing	Mortgage			\$161K
May 1, 2001	Resale	Grant Deed	\$167,500	\$140	\$159K

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
-----------	----------------