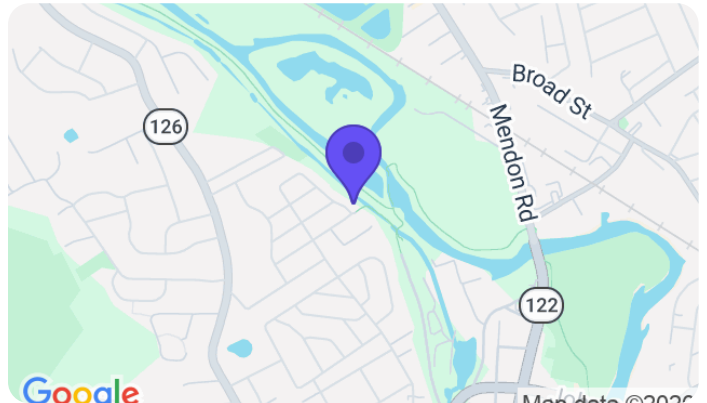
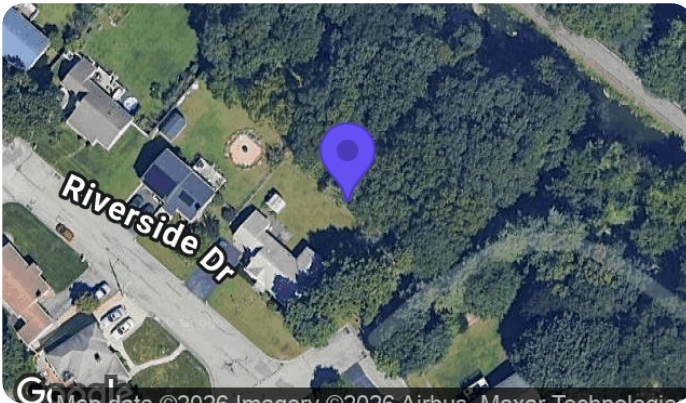


Single Family Residence **RESIDENTIAL**

12 RIVERSIDE DR

LINCOLN, RI 02865

\$319,276 TopHap Estimate · \$259 / ft² · confidence 82 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,232 ft²
LIVING AREA

0.53 ac
LOT SIZE

1954
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$319K

\$263K low

\$376K high

Last Sale

\$306,600 · Aug 25, 2025

Est. Owner Equity

\$212,776

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$5,943 (2025)
Assessed Value	\$439,600
Previous Assessed	\$345,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PROVIDENCE
Lot (acres)	0.53
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

100
FLOOD

17
WILDFIRE

44
DROUGHT

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

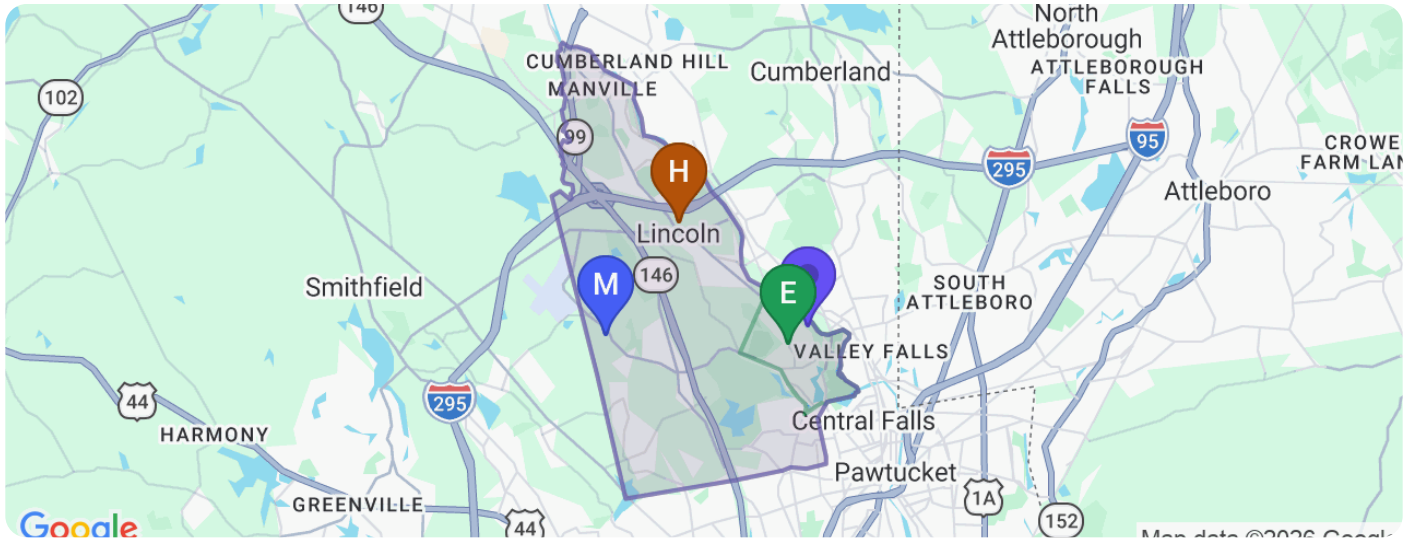
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2025	Resale	Deed	\$306,600	\$249	\$107K
Nov 6, 2023	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lonsdale Elementary School	Elementary	KG–5	0.4 mi
Lincoln Senior High School	High	9–12	2.7 mi
Lincoln Middle School	Middle	6–8	3.3 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
-----------	----------------