

Single Family Residence **RESIDENTIAL**

# 7 ROSEWOOD DR

LINCOLN, RI 02865

**\$671,416** TopHap Estimate · \$356 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,888 ft²**

LIVING AREA

**0.93 ac**

LOT SIZE

**1978**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$671K**

\$647K low

\$696K high

Est. Owner Equity

**\$389,416**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,858 (2025) |
| Assessed Value    | \$655,200      |
| Previous Assessed | \$511,800      |

## 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          | In-Ground Pool          |

Deck

## CLIMATE RISK

1  
FLOOD

0  
WILDFIRE

54  
HEAT

87  
STORM

28  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN  |
|--------------|-------------------|---------------|-------|--------------------|-------|
| Apr 5, 2013  | Recorded document | Warranty Deed | \$1   | \$0                |       |
| Mar 28, 2013 | Recorded document | Warranty Deed | \$1   | \$0                |       |
| Sep 20, 2002 | Financing         | Mortgage      |       |                    | \$50K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Lincoln Middle School             | Middle     | 6–8    | 0.6 mi   |
| Lincoln Central Elementary School | Elementary | KG–5   | 2.2 mi   |
| Lincoln Senior High School        | High       | 9–12   | 2.6 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>56</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>18,892</b><br>POPULATION | <b>\$107K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|