

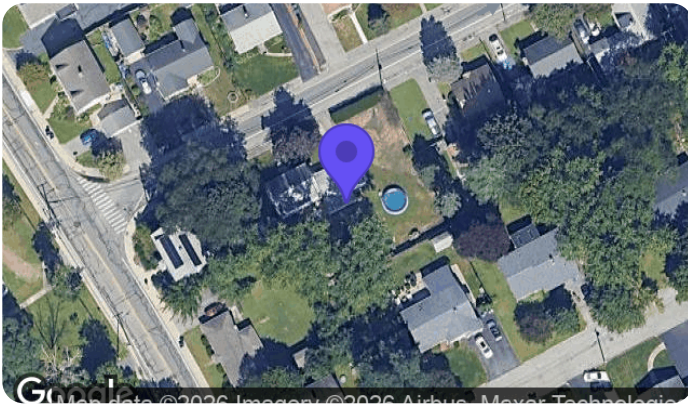
Single Family Residence

RESIDENTIAL

5 RIVER RD

LINCOLN, RI 02865

\$472,102 TopHap Estimate · \$284 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,661 ft²

LIVING AREA

0.23 ac

LOT SIZE

1948

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$472K

\$462K low

\$483K high

Last Sale

\$279,000 · Dec 30, 2005

Est. Owner Equity

\$276,502

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$5,412 (2025)
Assessed Value	\$400,300
Previous Assessed	\$291,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PROVIDENCE
Lot (acres)	0.23
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

10
WILDFIRE

56
HEAT

95
STORM

28
DROUGHT

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

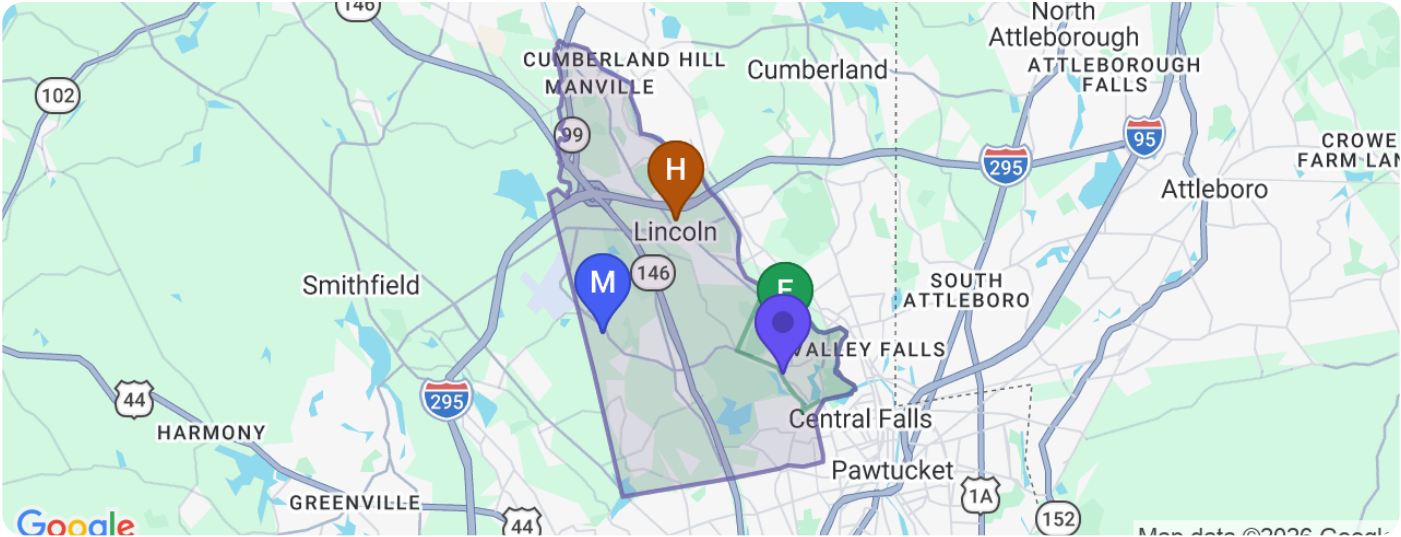
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 6, 2014	Financing	Grant Deed			\$215K
Dec 15, 2010	Recorded document	Grant Deed	\$1	\$0	
Dec 30, 2005	Resale	Deed	\$279,000	\$168	\$251K
Jul 1, 2003	Financing	Mortgage			\$10K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lonsdale Elementary School	Elementary	KG–5	0.5 mi
Lincoln Middle School	Middle	6–8	3.0 mi
Lincoln Senior High School	High	9–12	3.0 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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