

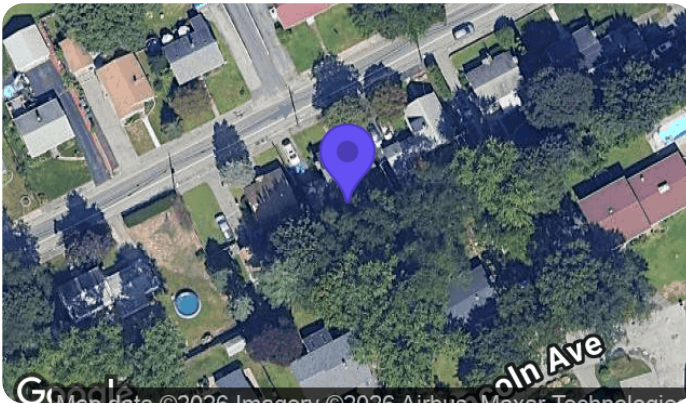
Single Family Residence

RESIDENTIAL

15 RIVER RD

LINCOLN, RI 02865

\$351,320 TopHap Estimate · \$287 / ft² · confidence 86 · as of Jul 14, 2026



4
BEDS

1.5
BATHS

1,224 ft²
LIVING AREA

0.13 ac
LOT SIZE

1950
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$351K

\$302K low

\$401K high

Last Sale

\$340,000 · Dec 22, 2025

Est. Owner Equity

\$2,320

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$5,209 (2025)
Assessed Value	\$385,300
Previous Assessed	\$279,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	PROVIDENCE
Lot (acres)	0.13
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

CLIMATE RISK

38
FLOOD

15
WILDFIRE

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2025	Resale	Warranty Deed	\$340,000	\$278	
Oct 14, 2025	Resale	Warranty Deed	\$340,000	\$278	\$340K
Sep 23, 2025	Financing	Deed			
Aug 1, 2024	Financing	Warranty Deed			
Jul 5, 2011	Resale	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$2,008	\$2	
Nov 24, 2004	Financing	Mortgage			\$140K
Jul 22, 2002	Resale	Grant Deed	\$121,500	\$99	\$98K

ASSIGNED SCHOOLS

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

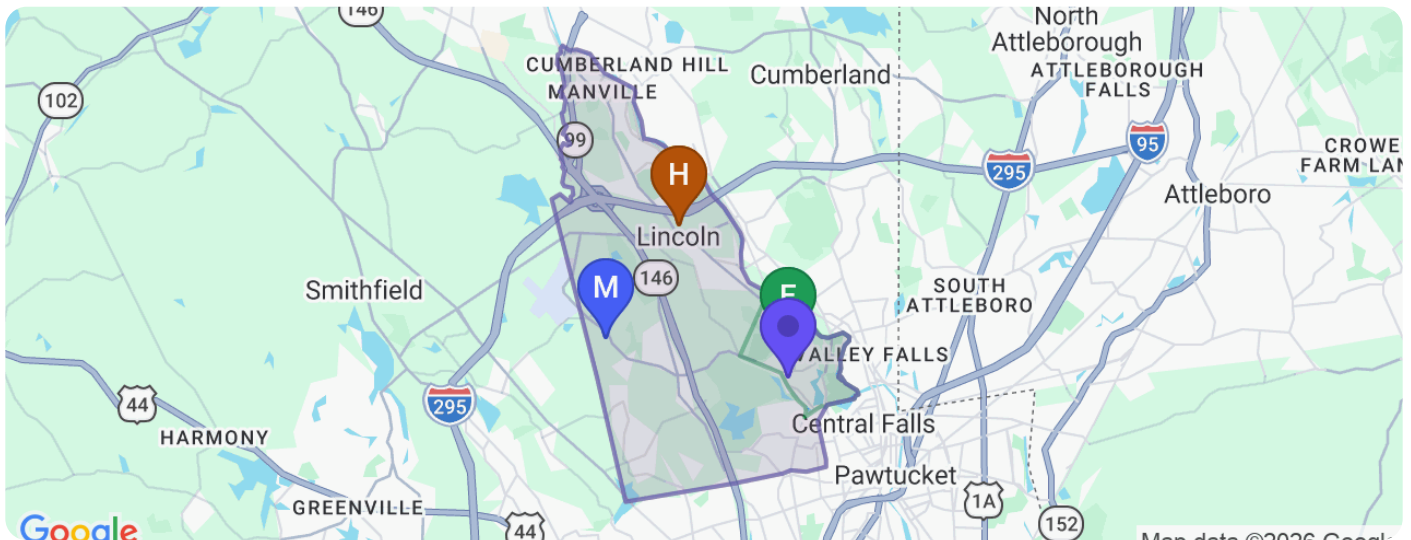
Lincoln Middle School

Middle

6-8

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

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

OWNERSHIP

Occupancy

Absentee owner