

Single Family Residence **RESIDENTIAL**

18 RIVERSIDE DR

LINCOLN, RI 02865

\$504,993 TopHap Estimate · \$474 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,066 ft²

LIVING AREA

0.34 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$505K

\$483K low

\$527K high

Last Sale

\$325,000 · May 3, 2005

Est. Owner Equity

\$111,993

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$5,856 (2025)
Assessed Value	\$433,100
Previous Assessed	\$334,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PROVIDENCE
Lot (acres)	0.34
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

35
FLOOD

6
WILDFIRE

56
HEAT

95
STORM

28
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 3, 2005	Resale	Deed	\$325,000	\$305	\$248K
Apr 6, 2004	Financing	Mortgage			\$217K
Nov 12, 2002	Financing	Mortgage			\$193K
Sep 18, 2001	Financing	Mortgage			\$160K
Dec 6, 1999	Resale	Grant Deed	\$151,000	\$142	\$151K
Dec 21, 1998	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lonsdale Elementary School	Elementary	KG–5	0.4 mi
Lincoln Senior High School	High	9–12	2.6 mi

Lincoln Middle School	Middle	6–8	3.2 mi
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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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