

Single Family Residence **RESIDENTIAL**

9 ROSEWOOD DR

LINCOLN, RI 02865

\$800,481 TopHap Estimate · \$326 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,456 ft²

LIVING AREA

0.93 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$800K

\$735K low

\$866K high

Last Sale

\$396,000 · Aug 8, 2003

Est. Owner Equity

\$0

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$10,162 (2025)
Assessed Value	\$751,600
Previous Assessed	\$600,500

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	No

Deck

CLIMATE RISK

1 FLOOD	0 WILDFIRE	54 HEAT	87 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 11, 2005	Financing	Mortgage			\$48K
Apr 11, 2005	Financing	Mortgage			\$380K
Dec 20, 2004	Financing	Mortgage			\$420K
Aug 8, 2003	Financing	Mortgage			\$59K
Aug 8, 2003	Resale	Grant Deed	\$396,000	\$161	\$317K
Mar 31, 2003	Financing	Mortgage			\$51K
Aug 30, 1995	Financing	Mortgage			\$156K

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

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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