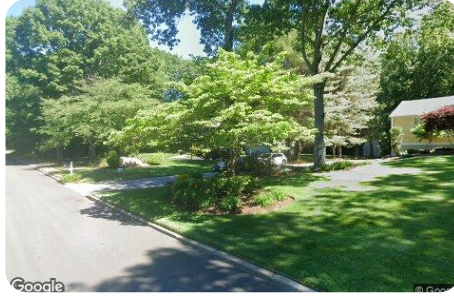


Single Family Residence **RESIDENTIAL**

12 ROSEWOOD DR

LINCOLN, RI 02865

\$703,520 TopHap Estimate · \$314 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,237 ft²

LIVING AREA

0.95 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$704K

\$680K low

\$727K high

Est. Owner Equity

\$503,520

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$9,169 (2025)
Assessed Value	\$678,200
Previous Assessed	\$530,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PROVIDENCE
Lot (acres)	0.95
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

10
FLOOD

14
WILDFIRE

55
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
May 17, 2018	Recorded document	Warranty Deed			
Sep 7, 2010	Financing	Mortgage			\$200K
Aug 13, 2010	Financing	Mortgage			\$80K
Dec 5, 2007	Financing	Mortgage			\$200K
Sep 18, 2003	Financing	Mortgage			\$115K
Sep 18, 2003	Financing	Mortgage			\$135K
Oct 29, 2002	Financing	Mortgage			\$137K
Oct 20, 1997	Financing	Mortgage			\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Middle School	Middle	6–8	0.5 mi
Lincoln Central Elementary School	Elementary	KG–5	2.1 mi
Lincoln Senior High School	High	9–12	2.5 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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