

Single Family Residence **RESIDENTIAL**

8 ROSEWOOD DR

LINCOLN, RI 02865

\$747,694 TopHap Estimate · \$366 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,042 ft²

LIVING AREA

0.92 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$748K

\$689K low

\$806K high

Last Sale

\$407,500 · Dec 31, 2008

Est. Owner Equity

\$442,194

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$8,839 (2025)
Assessed Value	\$653,800
Previous Assessed	\$511,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	PROVIDENCE
Lot (acres)	0.92
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

11
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
Nov 5, 2010	Financing	Mortgage			\$320K
Dec 31, 2008	Resale	Warranty Deed	\$407,500	\$200	\$326K
Nov 2, 1993	Financing	Mortgage			\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Middle School	Middle	6–8	0.6 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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