

Single Family Residence **RESIDENTIAL**

22 RIVERSIDE DR

LINCOLN, RI 02865

\$494,355 TopHap Estimate · \$372 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,328 ft²

LIVING AREA

0.34 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$494K

\$477K low

\$512K high

Last Sale

\$245,000 · Feb 23, 2009

Est. Owner Equity

\$260,330

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$6,387 (2025)
Assessed Value	\$472,400
Previous Assessed	\$367,800

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	In-Ground Pool

CLIMATE RISK

100
FLOOD

18
WILDFIRE

44
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 23, 2009	Resale	Grant Deed	\$245,000	\$184	\$234K

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

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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