

Single Family Residence **RESIDENTIAL**

49 RIVERSIDE DR

LINCOLN, RI 02865

\$487,315 TopHap Estimate · \$401 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,216 ft²

LIVING AREA

0.18 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$487K

\$466K low

\$509K high

Last Sale

\$276,000 · Dec 12, 2018

Est. Owner Equity

\$145,643

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$5,816 (2025)
Assessed Value	\$430,200
Previous Assessed	\$337,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	PROVIDENCE
Lot (acres)	0.18
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

15
WILDFIRE

58
HEAT

94
STORM

44
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 14, 2019	Quitclaim	Quit Claim Transfer			
Dec 12, 2018	Resale	Warranty Deed	\$276,000	\$227	\$266K
Apr 20, 2012	Financing	Mortgage			\$35K
Mar 9, 2009	Financing	Mortgage			\$75K
Mar 23, 2007	Resale	Grant Deed	\$275,000	\$226	\$125K
Jun 12, 2006	Financing	Mortgage			\$57K
Feb 22, 2002	Financing	Mortgage			\$132K
Feb 22, 2002	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lonsdale Elementary School	Elementary	KG–5	0.4 mi
Lincoln Senior High School	High	9–12	2.5 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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