

15/1

015 PLAT	0940	1401 ROUTING NUMBER	01 OF 01 CARD NUMBER	R PROPERTY CLASS	01 STATE CODE	A8 ZONING	41 STREET NO.	Hill Top Dr. LOCATION
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ANDERSON DAVID A
& NANCY J MARZ JT
41 HILLTOP DR 02920
CRANSTON R I
02920

LAND BLDG TOTAL
2,960 8,240 11,200

01 MEMORANDUM

Nancy J. Anderson
INSPECTION WITNESSED BY

TRANSFER OF OWNERSHIP	DEED REFERENCE	MO	DATE DAY	YEAR	PCLS	LAND ONLY YES NO	SELLING PRICE	1 BUYER 2 SELLER	3 FEE 4 AGENT	VALIDITY YES NO
<i>Trainor, Kevin M. & w/f Martha H. (T/E)</i>	830-666		9 15	93	1	1 2	100,000	1 2 3 4	1 2 3 4	1 2
						1 2		1 2 3 4	1 2 3 4	1 2
						1 2		1 2 3 4	1 2 3 4	1 2
						1 2		1 2 3 4	1 2 3 4	1 2
						1 2		1 2 3 4	1 2 3 4	1 2

PROPERTY FACTORS				VALUATION RECORD																																																																					
SITE CHARACTERISTICS				TAX YEAR	1984	19 ⁹⁴	19	19	19	19	19	OTHER ADJUSTMENTS			ESTIMATED TRUE VALUE																																																										
<table border="0" style="width:100%;"> <tr> <td style="width:50%;">01 TOPOGRAPHY</td> <td style="width:50%;">04 LOCATION</td> </tr> <tr> <td>BELOW STREET 1</td> <td>CORNER LOT Y</td> </tr> <tr> <td>ABOVE STREET 3</td> <td>LAND LOCKED Y</td> </tr> <tr> <td> </td> <td>WOODED LOT Y</td> </tr> <tr> <td>STEEP 1</td> <td>WATERFRONT Y</td> </tr> <tr> <td>ROLLING 2</td> <td>VIEW Y</td> </tr> <tr> <td>FLAT 3</td> <td>TRAFFIC:</td> </tr> <tr> <td> </td> <td>HEAVY 1</td> </tr> <tr> <td>LOW & SWAMPY Y</td> <td>MOD. HEAVY 2</td> </tr> <tr> <td>02 STREET OR ROAD</td> <td>NOMINAL 3</td> </tr> <tr> <td>NONE 1</td> <td>05 SHAPE & SIZE</td> </tr> <tr> <td>PROPOSED 2</td> <td>IRREGULAR Y</td> </tr> <tr> <td>UNPAVED 3</td> <td>EXCESS FRONTAGE Y</td> </tr> <tr> <td> </td> <td>EXCESS DEPTH Y</td> </tr> <tr> <td>ALLEY Y</td> <td>L/B RATIO Y</td> </tr> <tr> <td>SIDEWALK Y</td> <td> </td> </tr> <tr> <td colspan="2">06 STATUS</td> </tr> <tr> <td>03 PUBLIC UTILITIES</td> <td>UNDEVELOPED 1</td> </tr> <tr> <td>NONE 1</td> <td>VACANT 2</td> </tr> <tr> <td>ELECTRICITY 2</td> <td>UNDERIMPROVED 3</td> </tr> <tr> <td>WATER 3</td> <td>OVERIMPROVED 4</td> </tr> <tr> <td>SEWER 4</td> <td>07 RESTRICTIONS</td> </tr> <tr> <td>GAS 5</td> <td>EASEMENTS Y</td> </tr> <tr> <td>ALL 6</td> <td>NON-CONFORMING Y</td> </tr> <tr> <td> </td> <td>DEED Y</td> </tr> <tr> <td>WELL Y</td> <td>OBSTRUCTIONS Y</td> </tr> <tr> <td>SEPTIC Y</td> <td>ENCROACHMENTS Y</td> </tr> <tr> <td> </td> <td>NON-BLDABLE LOT Y</td> </tr> </table>				01 TOPOGRAPHY	04 LOCATION	BELOW STREET 1	CORNER LOT Y	ABOVE STREET 3	LAND LOCKED Y		WOODED LOT Y	STEEP 1	WATERFRONT Y	ROLLING 2	VIEW Y	FLAT 3	TRAFFIC:		HEAVY 1	LOW & SWAMPY Y	MOD. HEAVY 2	02 STREET OR ROAD	NOMINAL 3	NONE 1	05 SHAPE & SIZE	PROPOSED 2	IRREGULAR Y	UNPAVED 3	EXCESS FRONTAGE Y		EXCESS DEPTH Y	ALLEY Y	L/B RATIO Y	SIDEWALK Y		06 STATUS		03 PUBLIC UTILITIES	UNDEVELOPED 1	NONE 1	VACANT 2	ELECTRICITY 2	UNDERIMPROVED 3	WATER 3	OVERIMPROVED 4	SEWER 4	07 RESTRICTIONS	GAS 5	EASEMENTS Y	ALL 6	NON-CONFORMING Y		DEED Y	WELL Y	OBSTRUCTIONS Y	SEPTIC Y	ENCROACHMENTS Y		NON-BLDABLE LOT Y	PERMIT NUMBER													
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	IMPROVEMENTS	30600																																																																							
	TOTAL	47000																																																																							
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	TYPE	ACTUAL FRONTAGE	EFF. FRONT.	EFFECTIVE DEPTH	UNIT RATE	DEPTH FACTOR	ADJUSTED RATE	BASE VALUE	OTHER ADJUSTMENTS	ADJUSTMENTS FACTOR	ESTIMATED TRUE VALUE																																																														
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	2 REAR LOT	L		[-]																																																																					
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	1 PRIMARY SITE	ST	7.707	SQ. FT.	180				OTHER ADJUSTMENTS	5778																																																															
	2 SECONDARY SITE	S		SQ. FT.					1 TOPOGRAPHY																																																																
	3 RESIDUAL	S		SQ. FT.					2 STREET / ROAD																																																																
	4 UNDEVELOPED	A		ACRES					3 UTILITIES																																																																
	5 TILLABLE	A		ACRES					4 LOCATION																																																																
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	7 PASTURE	A		ACRES					6 STATUS																																																																
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	9 WASTELAND	A		ACRES					0																																																																
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	SUB-TOTAL	A		ACRES																																																																					
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	TOTAL ESTIMATED TRUE LAND VALUE																																																																								

12/31/93 re-roofed N/C

