

Property Location: 41 HILL TOP DRIVE

MAP ID: 15/1 / 940/ /

Bldg Name:

State Use: 1010

Vision ID: 23499

Account #02295855

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 07/22/2010 01:26

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
BROWN DAVID A BROWN CYNTHIA A (T/E) 41 HILL TOP DR		4 Rolling	1 All Public	1 Paved	2 Suburban	Description	Code	Appraised Value	Assessed Value
		2 Above Street				RESIDNTL	0100	125,000	125,000
CRANSTON, RI 02920 Additional Owners:		SUPPLEMENTAL DATA			RES LND	0100	70,400	70,400	
		Other ID: CEN TRACK 142 CEN BLOCK 405 NHBD 500 TYPE OF DEEI DEED DATE GIS ID: 23499			GIS ID 15-940 PROP ID 15-940-0 PHOTO FACTR LOT ASSOC PID#		Total		195,400

5403
CRANSTON, RI
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
BROWN DAVID A		1139/ 173	09/27/1999	U	I	128,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
WARDLE JEFFREY J		982/ 475	07/15/1997			119,000		2010	0100	125,000	2009	0100	125,000	2008	0100	139,800
TRAINOR KEVIN M		00830/0666	09/15/1993	Q	I	100,000	00	2010	0100	70,400	2009	0100	70,400	2008	0100	91,400
TRAINOR KEVIN M						0		Total:		195,400	Total:		195,400	Total:		231,200

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	122,900
Appraised XF (B) Value (Bldg)	2,100
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	70,400
Special Land Value	0
Total Appraised Parcel Value	195,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	195,400

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
0050/A				

NOTES

SHD=N/V
ROOF/WNDWS UPDATED

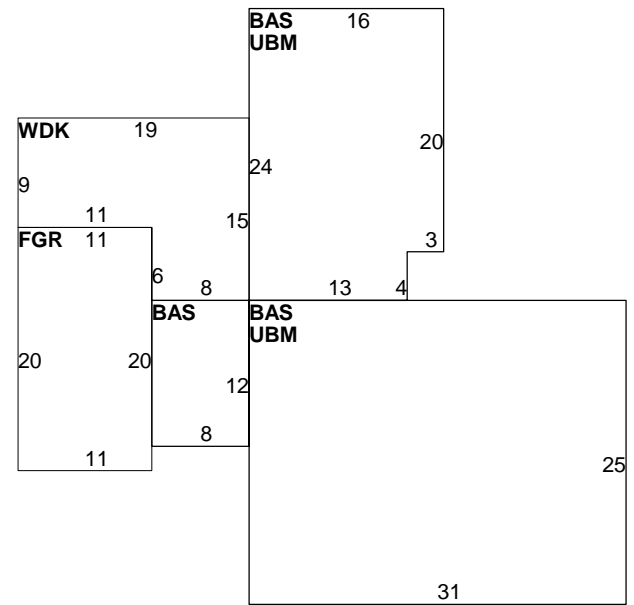
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PARTIAL FBM N/V

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
05-1896	11/14/2005	VN	VINYL	10,875		100	12/31/2005	GUTTERS, WNDWS	6/30/2008 4/2/2005 2/15/2005 5/30/1995 5/9/1995			KE DH DH DH LT	11 02 01 00	Reviewed Measur+2Visit - Info Car Measur+1Visit Measur+Listed	

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM MDL01	A8				7,707 SF	9.13	1.00	5	1.0000	1.00	0050	1.00			9.13	70,400
Total Card Land Units:							0.18 AC	Parcel Total Land Area: 0.18 AC							Total Land Value:			70,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential				
Grade	03		Average				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2	12		Hardwood				
Heat Fuel	02		Oil				
Heat Type	04		Forced Air-Duc				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bthrms	2						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	6		6 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				
				MIXED USE			
				Code	Description	Percentage	
				1010	SINGLE FAM MDL01	100	
				COST/MARKET VALUATION			
				Adj. Base Rate:	92.02		
				Section. RCN:	144,563		
				Net Other Adj:	0.00		
				Replace Cost	144,563		
				AYB	1947		
				Dep Code	G		
				Remodel Rating			
				Year Remodeled			
				Dep %	15		
				Functional Obslnc	0		
				External Obslnc	0		
				Cost Trend Factor			
				Status			
				% Complete			
				Overall % Cond	85		
				Apprais Val	122,900		
				Dep % Ovr	0		
				Dep Ovr Comment			
				Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL1	FIREPLACE 1			B	1	2,500.00	1993		1		100	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	BAS	1,243	1,243	1,243	92.02	114,381
FGR	Garage, Frame	0	220	77	32.21	7,086
UBM	Basement, Unfinished	0	1,147	229	18.37	21,073
WDK	Deck, Wood	0	219	22	9.24	2,024
Ttl. Gross Liv/Lease Area:		1,243	2,829	1,571		144,563

