

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	122,200	122,200
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		192,600

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		2018	0100	122,200	2018	0100	122,200	2017	0100	104,200
TRAINOR KEVIN M		00830/0666	09/15/1993	Q	I	100,000	00	2018	0100	70,400	2018	0100	70,400	2017	0100	63,300
TRAINOR KEVIN M						0		Total:		192,600	Total:		192,600	Total:		167,500

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

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0050/A				

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	122,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	70,400
Special Land Value	0
Total Appraised Parcel Value	192,600
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>192,600</b>

NOTES	
SHD=N/V-SIZE PARTIAL FBM=NV	
IG/EG BEIGE	

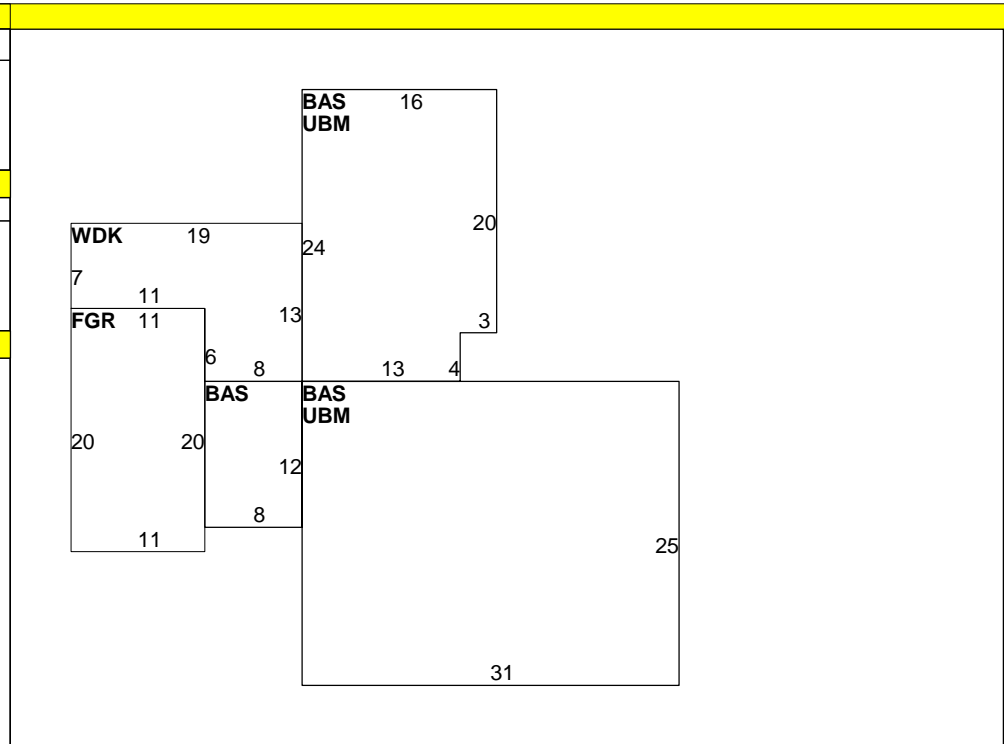
BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
15-0272	04/20/2015	RF	RE ROOF	4,000		100		STRIP & REROOF	09/25/2017			MM	11	Reviewed
05-1896	11/14/2005	VN	VINYL	10,875		100	12/31/2005	GUTTERS, WNDWS	03/20/2015			DM	41	Hearing Change
									10/02/2014			SG	11	Reviewed
									07/25/2014			BV	02	Measur+2Visit
									05/03/2014			DB	05	Appointment - listed

LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
																Spec Use	Spec Calc				
1	1010	SINGLE FAM MDL01	A8				7,707 SF	9.13	1.0000	5	1.0000	1.00	0050	1.00				1.00	9.13	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	03		Central				
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				
Fireplace	1						
Fireplace opening							
Gas Fireplace							

MIXED USE		
Code	Description	Percentage
1010	SINGLE FAM MDL01	100

COST/MARKET VALUATION		
Adj. Base Rate:		92.69
		145,245
Net Other Adj:		7,500.00
Replace Cost		152,745
AYB		1947
Dep Code		G
Remodel Rating		
Year Remodeled		
Dep %		20
Functional Obslnc		0
External Obslnc		0
Cost Trend Factor		
Condition		
% Complete		
Overall % Cond		80
Apprais Val		122,200
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,243	1,243	1,243	92.69	115,214
FGR	Garage	0	220	77	32.44	7,137
UBM	Basement, Unfinished	0	1,147	229	18.51	21,226
WDK	Deck, Wood	0	181	18	9.22	1,668



Ttl. Gross Liv/Lease Area: 1,243 2,791 1,567 152,745