

Assessment and Sales Report

Location & Ownership Information

Address: 80 Ferncrest Ave, Cranston, RI 02905-3511

Map Ref.: **M:**2-5 **L:**3140 **U:** **Zoning:**

Owner 1: Briana Derry

Owner 2:

Owner Address: 80 Ferncrest Ave, Cranston, RI 02905-3511

Property Information

Use: 1-Family Residence **Style:** Colonial

Levels: 2 **Lot Size:** 0.1 Acres (4284 sqft.)

Year Built: 1925 **Total Area:** 2504 sqft.

Total Rooms: 7 **Living Area:** 1616 sqft.

Bedrooms: 3 **First Floor Area:** 0 sqft.

Full Baths: 2 **Addl Floor Area:** 0 sqft.

Half Baths: 0 **Attic Area:** 0 sqft.

Roof Type: Gable **Finished Basement:** 0 sqft.

Heat Type: Forced Air **Basement:** 0 sqft.

Fuel Type: Natural Gas **Basement Type:**

Exterior: Vinyl Siding **Attached Garage:** 0

Foundation: **Other Garage:** 0

Air Conditioned: No **Fireplaces:** 0

Condition: Average

Assessment Information

Last Sale Date: 12/14/2007 **Last Sale Price:** \$200,000

Last Sale Book: 3795 **Last Sale Page:** 124

Map Ref.: **M:**2-5 **L:**3140 **U:** **Tax Rate (Res):** 22.84

Land Value: \$65,600 **Tax Rate (Comm):** 34.26

Building Value: \$117,900 **Tax Rate (Ind):** 34.26

Misc Improvements: \$0 **Fiscal Year:** 2013

Total Value: \$183,500 **Estimated Tax:** \$4,191.14

Sales History

Recent Sale #1

Sale Price: \$200,000 **Sale Date:** 12/14/2007

Buyer Name: Briana Derry **Seller Name:** Us Bank Na

Lender Name: Citimortgage Inc **Mortgage Amount:** \$189,905

Sale Book: 3795 **Sale Page:** 124

Recent Sale #2

Sale Price: \$238,000 **Sale Date:** 10/9/2007

Buyer Name: Us Bank Na **Seller Name:** Beth Ann Mendez

Lender Name: **Mortgage Amount:** \$0

Sale Book: 3759 **Sale Page:** 218

Recent Sale #3

Sale Price: \$235,000 **Sale Date:** 1/5/2006

Buyer Name:	Wilfredo Melendez	Seller Name:	George H Greene
Lender Name:	Option One Mtg Corp	Mortgage Amount:	\$188,000
Sale Book:	3252	Sale Page:	180
Mortgage History			
Recent Mortgage #1			
Buyer Name:	Briana Derry	Lender Name:	Nationstar Mtg
Mortgage Amount:	\$186,800	Mortgage Date:	11/14/2012
Mortgage Book:	4636	Mortgage Page:	313
Recent Mortgage #2			
Buyer Name:	Betty Ann Melendez	Lender Name:	Mortgage Lender Net
Mortgage Amount:	\$261,000	Mortgage Date:	7/28/2006
Mortgage Book:	3432	Mortgage Page:	67
Recent Mortgage #3			
Buyer Name:	George Greene	Lender Name:	Citizens Mortgage Cor
Mortgage Amount:	\$110,000	Mortgage Date:	6/23/2003
Mortgage Book:	2228	Mortgage Page:	171
Recent Mortgage #4			
Buyer Name:	George H Greene	Lender Name:	Citizens Mortgage Cor
Mortgage Amount:	\$91,000	Mortgage Date:	2/5/2001
Mortgage Book:	1346	Mortgage Page:	43
Recent Mortgage #5			
Buyer Name:	George M Greene	Lender Name:	Citizens Bk Of Ri
Mortgage Amount:	\$82,000	Mortgage Date:	1/10/2000
Mortgage Book:	1184	Mortgage Page:	8
Recent Mortgage #6			
Buyer Name:	George H Greene	Lender Name:	Citizens Svgs Bk, Fsb
Mortgage Amount:	\$71,300	Mortgage Date:	10/13/1998
Mortgage Book:	1049	Mortgage Page:	425
Recent Mortgage #7			
Buyer Name:	George H Greene	Lender Name:	Citizens Svgs Bk, Fsb
Mortgage Amount:	\$63,000	Mortgage Date:	4/22/1998
Mortgage Book:	1020	Mortgage Page:	428
Recent Mortgage #8			
Buyer Name:	George H Greene	Lender Name:	Citizens Svgs Bk, Fsb
Mortgage Amount:	\$53,000	Mortgage Date:	7/3/1997
Mortgage Book:	981	Mortgage Page:	263
Recent Mortgage #9			
Buyer Name:	George H Greene	Lender Name:	Citizens Mtg Co Inc
Mortgage Amount:	\$46,000	Mortgage Date:	7/12/1996
Mortgage Book:	941	Mortgage Page:	563
Recent Mortgage #10			
Buyer Name:	George H Greene	Lender Name:	Citizens Svgs Bk Ct
Mortgage Amount:	\$36,880	Mortgage Date:	12/15/1995
Mortgage Book:	918	Mortgage Page:	386

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