

# 80 FERNCREST AVENUE

**Location** 80 FERNCREST AVENUE

**Assessment** \$183,500

**Plat Sec Lot Co...** 2/5 / 3140/ /

**PID** 2253

**Acct#** 04196895

**Building Count** 1

**Owner** DERRY BRIANA

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$117,900	\$65,600	\$183,500

## Owner of Record

**Owner** DERRY BRIANA

**Sale Price** \$199,900

**Co-Owner**

**Book & Page** 3795/ 124

**Address** 80 FERNCREST AVENUE  
CRANSTON, RI 02905-3511

**Sale Date** 12/14/2007

## Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
US BANK NA	\$238,000	3759/ 218	10/09/2007
MELENDEZ WILFREDO	\$235,000	3252/ 180	01/05/2006
GREENE GEORGE H	\$0	DB87/ 513	12/12/2005
GREENE GEORGE H &	\$0		

## Building Information

### Building 1 : Section 1

**Year Built:** 1925

**Living Area:** 1616

**Replacement Cost:** \$150,807

**Building Percent** 75

**Good:**

**Replacement Cost**

**Less Depreciation:** \$113,100

Building Attributes	
Field	Description
Style	Colonial
Model	Residential

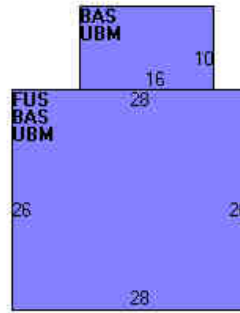
Grade:	Above Ave
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick Veneer
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Fireplace	
Fireplace opening	
Gas Fireplace	

### Building Photo



(<http://images.vgsi.com/photos/CranstonRIPhotos//\00\02\31/>)

### Building Layout



Building Sub-Areas			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	888	888	
FUS	Upper Story, Finished	728	728	
UBM	Basement, Unfinished	888	0	
		2504	1616	

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1 UNITS	\$1,900	1

### Land

#### Land Use

Use Code 1010

#### Land Line Valuation

Size (Sqr Feet) 4284

**Description** SINGLE FAM MDL01  
**Zone** A6  
**Neighborhood** 0055  
**Alt Land Appr** No  
**Category**

**Frontage** 0  
**Depth** 0  
**Assessed Value** \$65,600

**Outbuildings**

<b>Outbuildings</b>				<b>Legend</b>
<b>Code</b>	<b>Description</b>	<b>Size</b>	<b>Value</b>	<b>Bldg #</b>
FGR1	GARAGE-AVE	220 S.F.	\$2,900	1

**Valuation History**

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2013	\$117,900	\$65,600	\$183,500
2012	\$117,900	\$65,600	\$183,500
2011	\$140,100	\$68,900	\$209,000

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