



LOCATION: 44 - 46 Bridge Street

DATE: 12/5/63

GRANTOR: Martin & Jane Navelski

VOLUME: 1698

GRANTEE: Theodore & Lavina Bartlett

PAGE: 439

MAP: 18

PURCHASE PRICE: \$9,500.00

R.S. \$10.45

PARCEL: 67

VERIFIED: Mr. Bartlett

PROPERTY DESCRIPTION

LOT: 40' x 61' Ave.

BUILDING: 2½ St. Fr. 2 family. 16 rooms & 2 baths. Full basement - concrete floors. 2 oil burning steam systems. Foundation - brick & stone. Clapboard walls. Asphalt shingle roof. All pine floors. Plaster walls & ceilings. General condition - fair. All fix. obsol. No recent repairs. 1,290 sq.ft. 1st & 2nd. 1,004 sq.ft. 3rd. floor. Rent \$13.00 weekly & \$14.00 weekly. Tenant pays gas, electricity & heat.

\$593.75/Room

\$1,404.00/Gross income (unheated)

\$4,750.00/Unit

6.7 Gross Multiple

\$2.37/S.F. usable area

30% Expense Ratio

10.6% Cap. Rate

ASSESSMENT: LAND \$500.00

BUILDING- \$4,300.00

TOTAL \$4,800.00

ZONING: Commercial

SERVICES: All

COMMENTS: Deteriorated Section. Crowded. Very little land. Best Use - Apartments, small units. Parking lot. influ.