

COMPARABLE SALE

No. 22

Type of Building 2 family
 Address 31 Dearborn Street
 Grantor Hudah S. Morden
 Grantee Elvin D. & Beatrice L. Jer
 Date May 27, 1966
 Sale Price \$5,000
 IRS \$ 5.50
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 Mortgagee



Verified by: Elvin D. & Beatrice L. Jensen

Assessment: Land

Improvements

Total 4,000

Land: Frontage 71'

Depth 61'

Sq. Ft. Area 4140

Building: Roof Hip/asphalt

Exterior Asphalt

Foundation Granite

Type of Heat Oil hot air

Plumbing

Wiring

Condition at Sale Fair

Exterior Fair

Interior Good

No. of Rooms 9

No. of Baths 2-3pieces

No. of Rentable Units 2

Size of Bldg. 1365 sq. ft. Age 100

No. of Stories 2

Other Buildings 1 car garage

Improvements since Sale

Income at Sale

Apartments

Stores

Other

Gross Annual Income

Gross Income Multiplier

Estimated Expenses

Overall Capital Rate

Type of Neighborhood Residential

Price per Sq. Ft. (Bldg.)

Zoning General business

Price per Room \$555

Unusual or Peculiar Circumstances
 Surrounding the Sale