

COMPARABLE SALE

No. 22

Type of Building 2 family

Address 31 Dearborn Street

Grantor Hudah S. Morden

Grantee Elvin D. & Beatrice L. Jensen

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 2-3 pieces	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

