

Sale #19



LOCATION: 88 Green Street

DATE: 4/16/62

GRANTOR: Gertrude & Gaylord St. John

VOLUME: 1621

GRANTEE: Roy & Pauline White

PAGE: 399

MAP: 14

PURCHASE PRICE: \$6,800.00

R.S. \$7.70

PARCEL: 12

VERIFIED: Grantee

PROPERTY DESCRIPTION

LOT: 40' x 60'

BUILDING: 2½ St. frame, 2 family. 12 rooms and 2 baths. Full cellar. Concrete floor. Brick and Stone foundation. Exterior walls - clapboards, wood shingles and asphalt shingles. Roof - asphalt shingle. Floors - softwood. Interior walls & ceilings - plaster & drywall. Forced hot air by gas. Ground floor area - 972 sq.ft. Usable area - 2,458 sq.ft.

\$570.00/Room

\$1,920.00/Gross income (heated)

\$3,400.00/Unit

3.5 Gross Multiple

\$2.77/Sq.Ft. usable area 50% Expense Ratio 14.2% Cap. Rate

ASSESSMENT: LAND

BUILDING-

TOTAL

ZONING: Commercial

SERVICES: All

COMMENTS: Congested area near railroad tracks and junk yard. House in fair to poor condition at time of sale. Multi-family residential units in area.

JOHN L. HYDE and ASSOCIATES

Courtesy of the Portsmouth Athenaeum, Portsmouth, N.H.