

Sale #44



LOCATION: 119 Vaughn Street

DATE: 2/1/62

GRANTOR: Barbara Schmidt - Courvoisier & Jean Zackarias

VOLUME: 1615

GRANTEE: Bishop L. & Jewel L. Buckley

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PURCHASE PRICE: \$8,000.00

R.S. \$8.80

PARCEL: 96

VERIFIED: Mr. Buckley

PROPERTY DESCRIPTION

LOT: 39' x 28'

BUILDING: 2 St., frame, 2 stores & 1 apartment. Pipeless furnace. Toilet room, bath, kitchen sink and 2 extra sinks. Full cellar, earth floor. softwood floors 1st & 2nd. Asphalt shingle siding & roof. Plaster & drywall. Apt. 5 rms. & bath. Stores basicly 1 room each. 1,122 sq.ft. 1st floor. 1,122 sq.ft. 2nd floor. Obsolete, poor condition.

\$1,000/Room

\$1,440/Gross Income (unheated)

\$3.56/Sq.Ft. usable area

5.6 Gross Multiple

\$200.00/F.F.

35% Expenses

11.6% Cap. Rate

ASSESSMENT: LAND

BUILDING-

TOTAL \$3,500.00

ZONING: Commercial

SERVICES: A11

COMMENTS: Busy Street, congested.