

# Residential

MLS 139923

Status Active

Address 40 West Fourth Street

Price \$75,000



|                     |   |                  |       |
|---------------------|---|------------------|-------|
| Town/City           | Oil City  | DOM              | 4     |
| State               | PA  | Variable Rate    | No    |
| Zip                 | 16301-2774  | Listing Type     | ERS   |
| Taxing Location     | Oil City  | Reference #      | #7405 |
| County              | Venango   | Lock Box         | Yes   |
| Agent Owned         | No  | Internet Display | Yes   |
| School              | Oil City  | Address Withheld | No    |
| Tax Map #           | 16,020.-147   |                  |       |
| Book                | 607   |                  |       |
| Page                | 450   |                  |       |
| Tax Year            | 2010  |                  |       |
| Taxes               | \$1,532   |                  |       |
| Assessment          | \$48,220  |                  |       |
| Owner               | Nancy H. Deemer Estate  |                  |       |
| Additional Owner    |   |                  |       |
| Zoning              | R-2   |                  |       |
| Year Built          | 1900  |                  |       |
| Levels #            | 2.0   |                  |       |
| Rooms               | 7   |                  |       |
| Bedrooms            | 5   |                  |       |
| Baths               | 1.50  |                  |       |
| Prop Type           | Residential   |                  |       |
| SqFt-L              | 1,229   |                  |       |
| SqFt-M              | 1,229   |                  |       |
| SqFt-U              | 1,229   |                  |       |
| SqFt-Total          | 2,458   |                  |       |
| Construction        | Wood Frame  |                  |       |
| Exterior            | Vinyl   |                  |       |
| Roof                | Composition   |                  |       |
| Roof Age            | Unknown   |                  |       |
| Style               | Two Story   |                  |       |
| Heat                | Hot Water   |                  |       |
| Heat \$             | \$84. Budget  |                  |       |
| Electric            | \$  |                  |       |
| Fuel                | Gas   |                  |       |
| Cooling             | None  |                  |       |
| Basement/Foundation | Full, Partial Finished  |                  |       |
| Garage              | None  |                  |       |
| Appliances          | None  |                  |       |
| Features            | Deck, Elect-Circuit Break-100 Amp, Elect-Fused-<100, Patio, Paved Drive, Storage Shed, Cable TV Available |                  |       |
| Status Comments     | Shown by appointment  |                  |       |

[Photos](#)      [Documents](#)      [Map](#)

|                      |          |
|----------------------|----------|
| Lot Size             | 45'x130' |
| Acres-Total          | .13      |
| OGMT                 | Unknown  |
| OGMT Describe        | Unknown  |
| Water                | Public   |
| Sewer                | Public   |
| Restrictive Cov.     | Unknown  |
| Wtr Htr              | Gas      |
| Water Softener       | No       |
| Water Softener Owned | No       |
| Other Buildings      | None     |
| Occupancy            | Vacant   |

| Room             | Lv | Room Dimensions |
|------------------|----|-----------------|
| Foyer            | M  | 11'x12'         |
| Living Room      | M  | 14;x15'         |
| Dining Room      | M  | 14'6x15'6       |
| Kitchen          | M  | 10'6x15'        |
| 1/2 Bath         | M  | 4'x5'           |
| Bedroom          | U  | 7'6x13'         |
| Bedroom          | U  | 15'x15'         |
| Bedroom          | U  | 11'x11'6        |
| Bedroom          | U  | 11'6x12'6       |
| Full Bath        | U  | 6'6x8'          |
| Attic - Finished | U  | 12'x20' irr     |

Public Remarks **House is in overall good condition with a modern kitchen & bath. natural woodwork, very nice staircase, full basement is partially finished & 1/2 bath. Finished attic, covered front porch, covered rear deck, lower level patio, one off street parking space. House has replacement windows.**

Legal **POSS: 10 days after close. Taxes based on assessed value, subject to change.**

Directions **From V.C.Courthouse follow Route 8 North to Oil City, turn right onto Petroleum Street, then left on West 1st Street, right onto Central Avenue, then right on West 4th Street, home is on the right side.**

|                |                         |                |                |
|----------------|-------------------------|----------------|----------------|
| SAC 2.5-3%     | BBC 2.5-3%              | TL 0           |                |
| Listing Agent  | Dale Wilson             | Agent Phone    | (814) 437-7954 |
| Listing Office | Dale Wilson Real Estate | Office Phone   | (814) 437-7954 |
|                |                         | Co-List Agent  |                |
|                |                         | Co-List Office |                |

|                |                |                |
|----------------|----------------|----------------|
| Selling Price  | Sold Financing | Closing Date   |
| Selling Agent  | Agent Phone    | Co-Sell Agent  |
| Selling Office | Office Phone   | Co-Sell Office |
| Concessions    |                |                |