

Multi-Family

MLS 139925

Status Active

Address 42-44 West Fourth Street

Price \$49,900



Town/City	Oil City	DOM	4
State	PA	Variable Rate	No
Zip	16301-2774	Listing Type	ERS
Taxing Location	Oil City	Reference #	#7406
County	Venango	Lock Box	No
Agent Owned	No	Internet Display	Yes
School	Oil City	Address Withheld	No
Tax Map #	16,020.-148		
Book	687		
Page	677		
Tax Year	2010		
Taxes	\$1,382		
Assessment	\$43,490		
Owner	Nancy H. Deemer Estate		

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

Lot Size	48'x65'
Acres-Total	.07
Parking #	0
Parking Avail	Off Premises
OGMT	Unknown
OGMT Describe	Unknown
Water	Public
Sewer	Public
Restrictive Cov.	Unknown
Wtr Htr	Gas
Water Softener	No
Water Softener Owned	No
Elect Mtr #	2
Gas Mtr #	2
Water Meter #	2
Heating Sys #	2
Water Htr #	2
Rent Includes	Tenants pay all utilities
Electric	no
Heat \$	42=\$61/ 44=\$114
Water Sewer Exp	\$
Ins Exp	\$
Total Expense	\$

Additional Owner	
Zoning	R-2
Year Built	1915
SqFt-Total	2,616
Levels #	2.0
Units #	2
Construction	Wood Frame
Exterior	Wood
Roof	Composition
Roof Age	Unknown
Heat	Forced Air
Fuel	Gas
Cooling	None
Basement/Foundation	Full
Features	Cable TV Available, Elect-Fused->100, Gas Fireplace, Porch, Wood Floors
Status Comments	24 hour notice.

Rent	Level	SqFt	Rooms	Bdrms	Baths	Stove	Refrig	Leased	Income
\$230	2	1,313	6	3	1.00	No	No	No	Actual
\$375	2	1,313	6	3	1.00	No	No	No	Actual

Public Remarks House is a side x side duplex in overall average condition. Apartment 42 has a semi-modern kitchen & modern bath, replacement windows & newer gas furnace. This apartment's tenant has lived there for 38 years & current rent is \$230 plus utilities. Market rent should be \$375 a month. Apartment 44 has a modern kitchen & bath, partial replacement windows & new gas furnace, current rent is \$375 plus utilities. floored attic on both sides.

Legal POSS: Per Tenancy 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, left on West 1st Street, right on Central Avenue, then right onto West 4th Street. Home is on the right.

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		