

Residential Active MLS#: 21808194

16 Tenth Street Wareham MA 02571

LP: \$168,000



<b>Property Type:</b>	Residential	<b>Prop Subtype:</b>	Single Family Residence
<b>County:</b>	Plymouth	<b>Village:</b>	Wareham
<b>Town:</b>	Wareham	<b>Beds:</b>	4
<b>Rooms:</b>	5	<b>Approx SqFt:</b>	1,574
<b>Baths F/H:</b>	1 / 1	<b>Lot Acres:</b>	0.17
<b>Year Built/Desc:</b>	1920 / Actual	<b>DOM/CDOM:</b>	8 / 8
<b>Tax ID:</b>	1-511	<b>Annual Taxes/yr:</b>	\$2,198 / 2018
<b>Total Assessment:</b>	\$194,900	<b>Building Assessments:</b>	127,900
<b>WF/WV:</b>	No / No	<b>Land Assessments:</b>	67,000
		<b>Other Assessments:</b>	0
		<b>Miles to Beach:</b>	.1 - .3
		<b>Mi. to Beach</b>	Onset public beach
		<b>Comments:</b>	

**Remarks:** Unit is currently rented. Tenant can stay for income property or vacate for owner occupant. 3 bdrms up, 1 down. washer/dryer in unit. side deck and yard. Property went thru probate. Listed owners represent the estate. This property is part of a portfolio of 4 properties, available separately or together: MLS #s 21808193, 21808194, 21808195, and 21808197. Total package price is \$1.375MM @ approximately 7.5% cap rate.

**Directions:** From Cranberry Hwy, head south on Main Avenue, slight right onto E Central Ave. turn right onto 10th Street.

**List Date:** 10/25/2018  
**DOM/CDOM:** 8 / 8  
**Original List Price:** \$168,000

<b>Garage:</b>	No	<b>Zoning:</b>	OVR	<b>Renovated:</b>	No
<b>Basement:</b>	Yes	<b>Lot Size SqFt:</b>	7,525	<b>SqFt Source:</b>	Assessor
<b>Basement Description:</b>	Interior Access	<b>Lot Size Source:</b>	Assessor	<b>Approx SqFt:</b>	1,574
<b>Foundation:</b>	Poured; Stone	<b>Parking Description:</b>	Off-Street	<b>School District:</b>	Wareham
<b>Irregular:</b>	Yes	<b>Siding:</b>	Clapboard	<b>Beach:</b>	Public
<b>Year Round:</b>	Yes	<b>Roof:</b>	Asphalt	<b>Ownership:</b>	
<b>Special Listing:</b>	Other - See	<b>Year Built:</b>	1920	<b>Beach/Lake/Pond:</b>	Onset Bay; Onset Beach
<b>Cond:</b>	Remarks			<b>Beach Description:</b>	Bay
<b>Title Ref Book:</b>	39410			<b>Flood Ins Required:</b>	Unknown
<b>Title Ref Page:</b>	267			<b>Lead Base Paint:</b>	Unknown
				<b>Elevation:</b>	No
				<b>Certificate:</b>	
				<b>Asbestos:</b>	Unknown

**Exterior Features:** Deck; Yard  
**Street Description:** Paved,Public  
**Convenient To:** In Town Location

<b>Stories:</b>	2	<b>Heating:</b>	Electric Baseboard	<b>Pool:</b>	No
<b>Style:</b>	Other	<b>Cooling:</b>	None	<b>Dock:</b>	No
<b>Floors:</b>	Wood	<b>Hot Water:</b>	Tank		
<b>Mass Use Code:</b>	101 - Residential, single family	<b>Hot Water Source:</b>	Other		
<b>Sep Living Qtrs Info:</b>	Baths - Total: 0	<b>Water:</b>	Town Water		
		<b>Sewer:</b>	Public Sewer		
		<b>Fuel:</b>	Natural Gas		
		<b>Underground Fuel Tank:</b>	Unknown		

Room Name	Room Level	Length	Width	Features	Room Name	Room Level	Length	Width	Features
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**Provided as a Courtesy of:**

**Christopher Bailey**

**Commercial Realty Advisors, Inc.**

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