

COMMERCIAL 05+16100115K+000+ RECORD CARD

LYCOMING COUNTY, PA

Parcel ID: 05+16100115K+000+

Situs : 32600 N RT 44 HWY

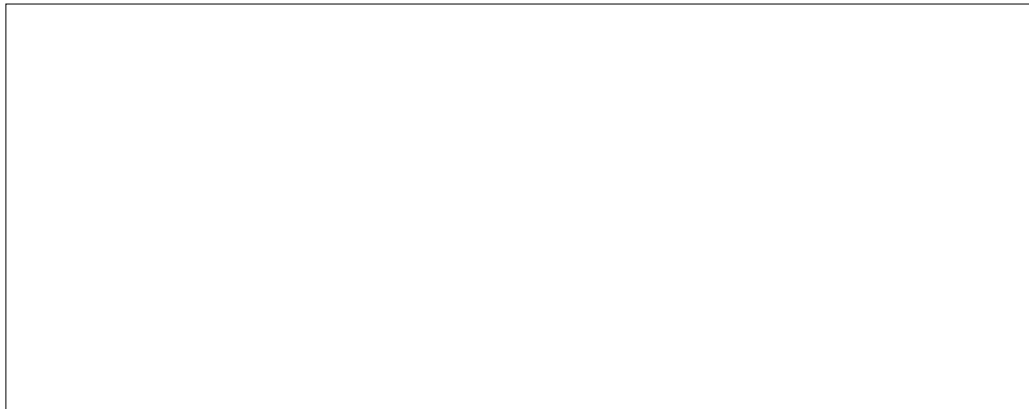
Class: CC COMMERCIAL - COMBINATION

Card: 1 of 3

Printed: July 2, 2025

CURRENT OWNER
 BRYERWOODS PROPERTIES LLC
 817 WOODWARD AVE
 LOCK HAVEN PA 17745

GENERAL INFORMATION
 Alternate Id 05-161-115.K
 School District Jersey Shore School Dist
 Municipality Brown Twp
 Property Type C Commercial
 Class CC COMMERCIAL - COME
 LUC 320 Commercial - Mixed U:



Property Notes
 010: 10/6/21 TRANSFER LC
 009: Tieback: 05+,161.0-0115.00-000+

Land Information				
Type	Size	Influence Factors	Influence %	Value
C Site Acre	AC	1.0000		30,000
Surplus	AC	5.4000		10,800
Total Acres: 6.4		Topo 1:		
Zoning:		Topo 2:		
Roads 1:		Topo 3:		
Traffic:		Util 1:		
		Util 2:		

Assessment Information					
	Market	Assessed	Cost	Income	Market
Land		40,800	40,800	0	0
Building		485,050	564,460	0	0
Total		525,850	605,260	529,240	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag					

Permit Information						
Date Issued	Number	Price	Purpose	Type	Status	% Complete
11/01/10	B0022981	0	RV	Bldg Permit 30 X 60 Pavillion W/ 4'Overhangston		
04/23/10	B00020874	15,000	CON			
04/23/10	B00020875	20,000	CON			
12/21/09	B0000630	26,000	CON	Permit Type: -Commercial - Stick Builtdescription		
12/09/09	B0000629	38,000	CON	Permit Type: -Description: Addition To Garage Or		

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/27/21	295,000		Valid Sale	9262/0126	Warranty Deed	BRYERWOODS PROPERTIES LLC
02/05/09	300,000		Valid Sale	6556/0081		TOMYN PROPERTIES LP
02/24/06	300,000		Valid Sale	5579/0135		KANN JOHN S & KAREN L

COMMERCIAL 05+16100115K+000+ RECORD CARD

LYCOMING COUNTY, PA

Parcel ID: 05+16100115K+000+

Situs : 32600 N RT 44 HWY

Class: CC COMMERCIAL - COMBINATION

Card: 1 of 3

Printed: July 2, 2025

Building Information	
Year Built/Eff Year	1990 /
Building #	1
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
Structure Name	Restaurant

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units

Marshall/Swift Information and Valuation															
Line	SC	From	To	Yr Built	Eff. Year	Area	Perim	Height	Ext Walls	Construction					
1	1	1	1	1990	1997	5,176	268	12	Stud Walls-Wood Siding						
2	2	1	1	1990	1997	192	56	10	Stud Walls-Wood Siding						

Line	SC	From	To	Sec	Tab	Occupancy	Level	Class	Type	Description	Heat	Unit	CUR	PAR	LOC	SH	NS
1	1	1	1	13		350		D		Restaurant	603	Forced Air Unit					
2	2	1	1	15		344		D		Office Building	601	Electric					

Outbuilding Data															
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	Pavillion	2004			1	170	A	2	Strg Shed	2004			1	192	D

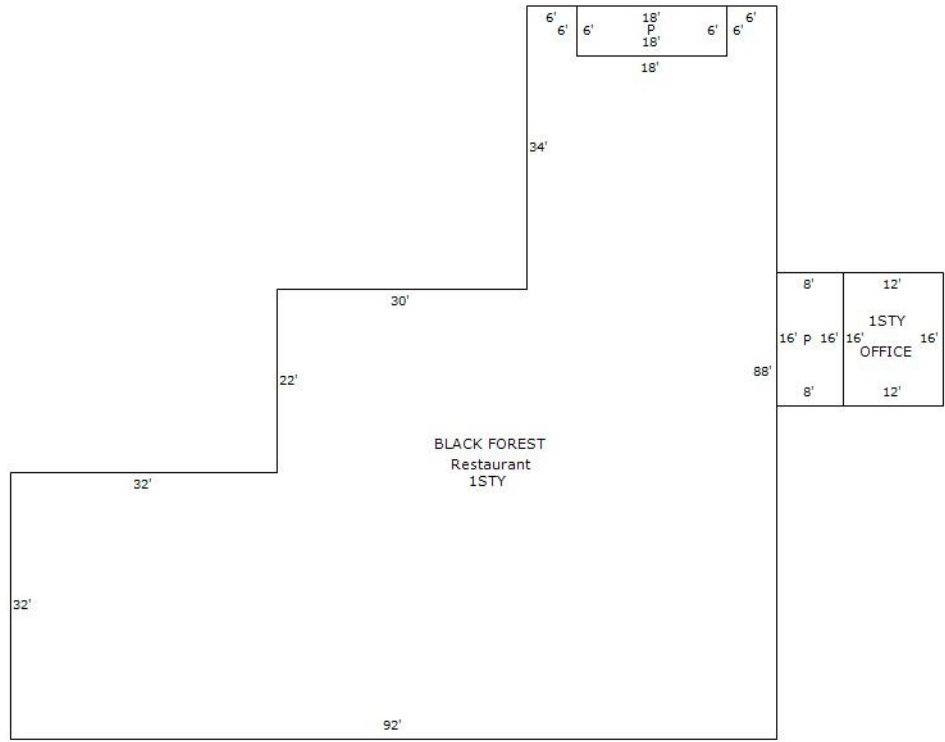
Parcel ID: 05+16100115K+000+

Situs : 32600 N RT 44 HWY

Class: CC COMMERCIAL - COMBINATION

Card: 1 of 3

Printed: July 2, 2025



Additional Property Photos

Parcel ID: 05+16100115K+000+

Situs : 32600 N RT 44 HWY

Class: CC COMMERCIAL - COMBINATION

Card: 1 of 3

Printed: July 2, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	000 Shell	0	13,618						0							

Apartment Detail - Building 1 of 3

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 3

Total Gross Building Area	
Replace, Cost New Less Depr	214,160
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	214,160
Value per SF	

Notes - Building 1 of 3

--

Income Summary (Includes all Building on Parcel)

Total Net Income	92,042
Capitalization Rate	0.100000
Sub total	529,240
Residual Land Value	
Final Income Value	529,240
Total Gross Rent Area	
Total Gross Building Area	

COMMERCIAL 05+16100115K+000+ RECORD CARD

LYCOMING COUNTY, PA

Parcel ID: 05+16100115K+000+

Situs : 32600 N RT 44 HWY

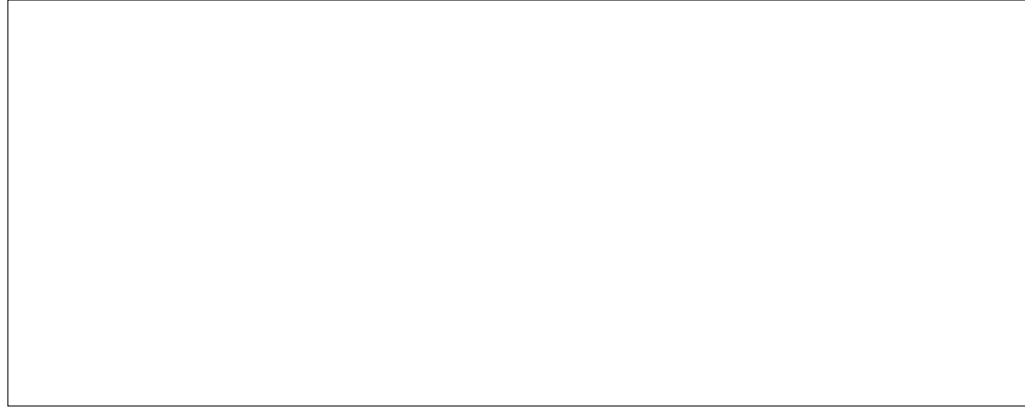
Class: CC COMMERCIAL - COMBINATION

Card: 2 of 3

Printed: July 2, 2025

CURRENT OWNER
 BRYERWOODS PROPERTIES LLC
 817 WOODWARD AVE
 LOCK HAVEN PA 17745

GENERAL INFORMATION
 Alternate Id 05-161-115.K
 School District Jersey Shore School Dist
 Municipality Brown Twp
 Property Type C Commercial
 Class CC COMMERCIAL - COME
 LUC 320 Commercial - Mixed U:



Property Notes
 010: 10/6/21 TRANSFER LC
 009: Tieback: 05+,161.0-0115.00-000+

Land Information				
Type	Size	Influence Factors	Influence %	Value
C Site Acre	AC	1.0000		30,000
Surplus	AC	5.4000		10,800
Total Acres: 6.4		Topo 1:		
Zoning:		Topo 2:		
Roads 1:		Topo 3:		
Traffic:		Util 1:		
		Util 2:		

Assessment Information					
	Market	Assessed	Cost	Income	Market
Land		40,800	40,800	0	0
Building		485,050	564,460	0	0
Total		525,850	605,260	529,240	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag					

Permit Information						
Date Issued	Number	Price	Purpose	Type	Status	% Complete
11/01/10	B0022981	0	RV	Bldg Permit 30 X 60 Pavillion W/ 4'Overhangston		
04/23/10	B00020874	15,000	CON			
04/23/10	B00020875	20,000	CON			
12/21/09	B0000630	26,000	CON	Permit Type: -Commercial - Stick Builtdescription		
12/09/09	B0000629	38,000	CON	Permit Type: -Description: Addition To Garage Or		

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/27/21	295,000		Valid Sale	9262/0126	Warranty Deed	BRYERWOODS PROPERTIES LLC
02/05/09	300,000		Valid Sale	6556/0081		TOMYN PROPERTIES LP
02/24/06	300,000		Valid Sale	5579/0135		KANN JOHN S & KAREN L

COMMERCIAL 05+16100115K+000+ RECORD CARD

LYCOMING COUNTY, PA

Parcel ID: 05+16100115K+000+

Situs : 32600 N RT 44 HWY

Class: CC COMMERCIAL - COMBINATION

Card: 2 of 3

Printed: July 2, 2025

Building Information	
Year Built/Eff Year	1990 /
Building #	1
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
Structure Name	Motel

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units

Marshall/Swift Information and Valuation																	
Line	SC	From	To	Yr Built	Eff. Year	Area	Perim	Height	Ext Walls	Construction							
1	1	1	1	1990	1997	5,250	250	9	Stud -Vinyl Siding								
Line	SC	From	To	Sec	Tab	Occupancy	Level	Class	Type	Description	Heat	Unit	CUR	PAR	LOC	SH	NS
1	1	1	1	12		343		D		Motel	603	Forced Air Unit					

Outbuilding Data															
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

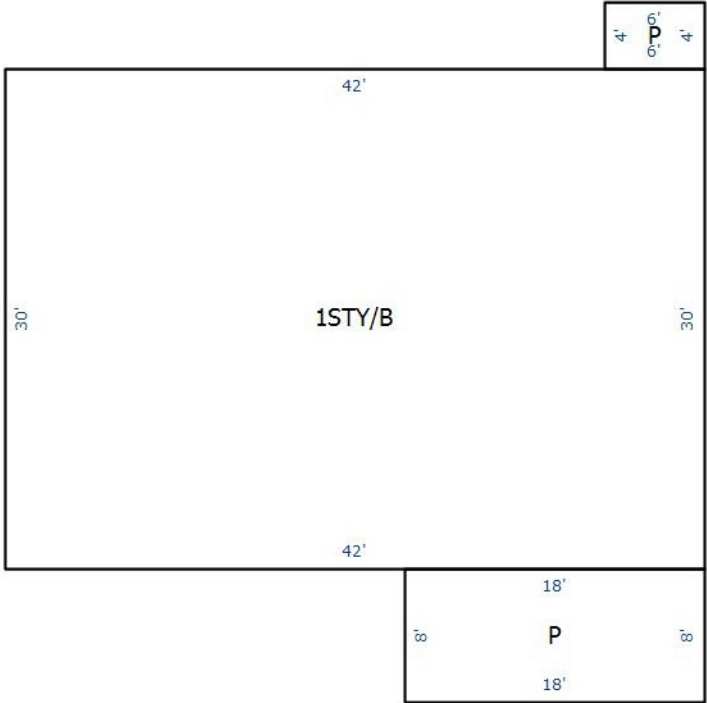
Parcel ID: 05+16100115K+000+

Situs : 32600 N RT 44 HWY

Class: CC COMMERCIAL - COMBINATION

Card: 2 of 3

Printed: July 2, 2025



Additional Property Photos

Parcel ID: 05+16100115K+000+

Situs : 32600 N RT 44 HWY

Class: CC COMMERCIAL - COMBINATION

Card: 2 of 3

Printed: July 2, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	000 Shell	0	13,618						0							

Apartment Detail - Building 2 of 3

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 2 of 3

Total Gross Building Area	
Replace, Cost New Less Depr	163,880
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	163,880
Value per SF	

Notes - Building 2 of 3

--

Income Summary (Includes all Building on Parcel)

Total Net Income	92,042
Capitalization Rate	0.100000
Sub total	529,240
Residual Land Value	
Final Income Value	529,240
Total Gross Rent Area	
Total Gross Building Area	

COMMERCIAL 05+16100115K+000+ RECORD CARD

LYCOMING COUNTY, PA

Parcel ID: 05+16100115K+000+

Situs : 32600 N RT 44 HWY

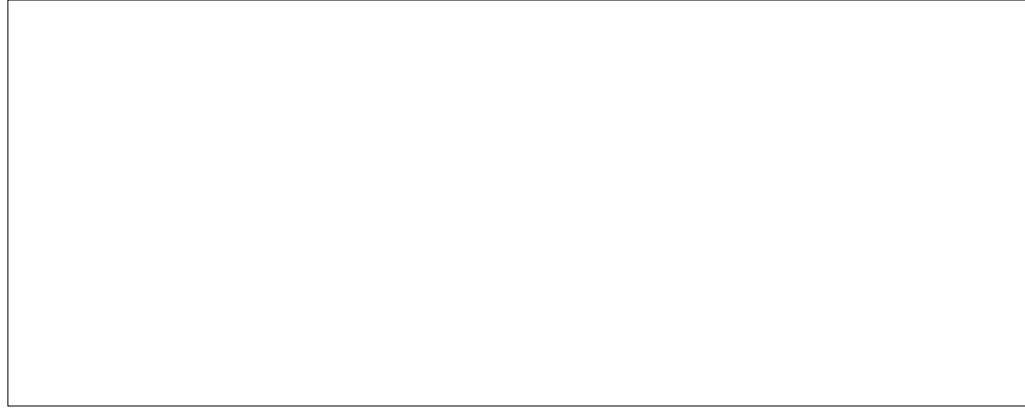
Class: CC COMMERCIAL - COMBINATION

Card: 3 of 3

Printed: July 2, 2025

CURRENT OWNER
 BRYERWOODS PROPERTIES LLC
 817 WOODWARD AVE
 LOCK HAVEN PA 17745

GENERAL INFORMATION
 Alternate Id 05-161-115.K
 School District Jersey Shore School Dist
 Municipality Brown Twp
 Property Type C Commercial
 Class CC COMMERCIAL - COME
 LUC 320 Commercial - Mixed U:



Property Notes
 010: 10/6/21 TRANSFER LC
 009: Tieback: 05+,161.0-0115.00-000+

Land Information				
Type	Size	Influence Factors	Influence %	Value
C Site Acre	AC	1.0000		30,000
Surplus	AC	5.4000		10,800
Total Acres: 6.4		Topo 1:		
Zoning:		Topo 2:		
Roads 1:		Topo 3:		
Traffic:		Util 1:		
		Util 2:		

Assessment Information					
	Market	Assessed	Cost	Income	Market
Land		40,800	40,800	0	0
Building		485,050	564,460	0	0
Total		525,850	605,260	529,240	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag					

Permit Information						
Date Issued	Number	Price	Purpose	Type	Status	% Complete
11/01/10	B0022981	0	RV	Bldg Permit 30 X 60 Pavillion W/ 4'Overhangston		
04/23/10	B00020874	15,000	CON			
04/23/10	B00020875	20,000	CON			
12/21/09	B0000630	26,000	CON	Permit Type: -Commercial - Stick Builtdescription		
12/09/09	B0000629	38,000	CON	Permit Type: -Description: Addition To Garage Or		

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/27/21	295,000		Valid Sale	9262/0126	Warranty Deed	BRYERWOODS PROPERTIES LLC
02/05/09	300,000		Valid Sale	6556/0081		TOMYN PROPERTIES LP
02/24/06	300,000		Valid Sale	5579/0135		KANN JOHN S & KAREN L

COMMERCIAL 05+16100115K+000+ RECORD CARD

LYCOMING COUNTY, PA

Parcel ID: 05+16100115K+000+

Situs : 32600 N RT 44 HWY

Class: CC COMMERCIAL - COMBINATION

Card: 3 of 3

Printed: July 2, 2025

Building Information	
Year Built/Eff Year	2000 /
Building #	1
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
Structure Name	Storage Garage

Building Other Features											
Line Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident Units

Marshall/Swift Information and Valuation											
Line	SC	From	To	Yr Built	Eff. Year	Area	Perim	Height	Ext Walls	Construction	
1	1	1	1	2000	2007	1,500	160	12	Pe.-Metal Sandwich Panels		
2	2	1	1	2000	2007	1,500	160	12	Pe.-Metal Sandwich Panels		

Line	SC	From	To	Sec	Tab	Occupancy	Level	Class	Type	Description	Heat	Unit	CUR	PAR	LOC	SH	NS
1	1	1	1	14		326		S		Storage Garage							
2	2	1	1	14		326		S		Storage Garage							

Outbuilding Data															
Line Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Line Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade		

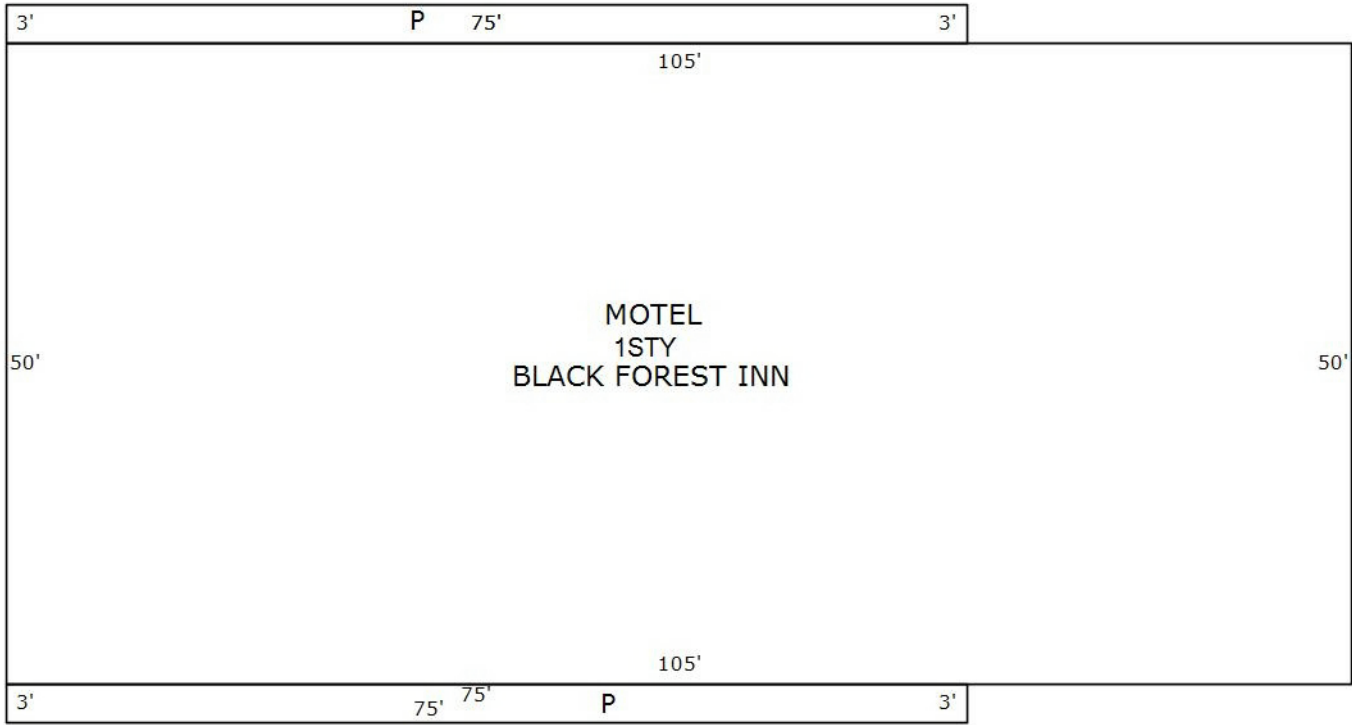
Parcel ID: 05+16100115K+000+

Situs : 32600 N RT 44 HWY

Class: CC COMMERCIAL - COMBINATION

Card: 3 of 3

Printed: July 2, 2025



Additional Property Photos

Parcel ID: 05+16100115K+000+

Situs : 32600 N RT 44 HWY

Class: CC COMMERCIAL - COMBINATION

Card: 3 of 3

Printed: July 2, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	000 Shell	0	13,618						0							

Apartment Detail - Building 3 of 3

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 3 of 3

Total Gross Building Area	
Replace, Cost New Less Depr	116,900
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	116,900
Value per SF	

Notes - Building 3 of 3

--

Income Summary (Includes all Building on Parcel)

Total Net Income	92,042
Capitalization Rate	0.100000
Sub total	529,240
Residual Land Value	
Final Income Value	529,240
Total Gross Rent Area	
Total Gross Building Area	