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 Municipality

Jersey Shore School Dist

Brown Twp Property Type C Commercial

CC COMMERCIAL - COME Class LUC 320 Commercial - Mixed Us

Influence %

Value

30,000

10,800

Property Notes

Land Information

Topo 1: Topo 2:

Topo 3: Util 1:

Size Influence Factors

010: 10/6/21 TRANSFER LC

Type

Surplus

Zoning: Roads 1:

Traffic:

C Site Acre

Total Acres: 6.4

009: Tieback: 05+,161.0-0115.00-000+

AC

AC

1.0000

5.4000

	, i	Assessment Infor	mation		
	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 Reasor	1	
Value Flag			se Date of Value ve Date of Value		

		Util 2:					
				Permit Information			
Date Issued	Number	Price	Purpose	Тур	ре	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									

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 Ir	format	tion
Year Built/Eff Year Building # Structure Type Identical Units	1990 1	/
Total Units Grade # Covered Parking # Uncovered Parking Structure Name	Resta	urant

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

		Marshall/Swift Information and Valuation												
L	ine SC	e 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 S	C	From	То	Sec 1	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 Da	ata							
Line Type	Yr Blt	Meas1	Meas2	Qty	Are	a Gra	de	Line	Line Type			Meas2	Qty	Area C	3rade	
1 Pavillion	2004			1	17	0 /	Ą	2	Strg Shed	2004			1	192	D	

LYCOMING COUNTY, PA

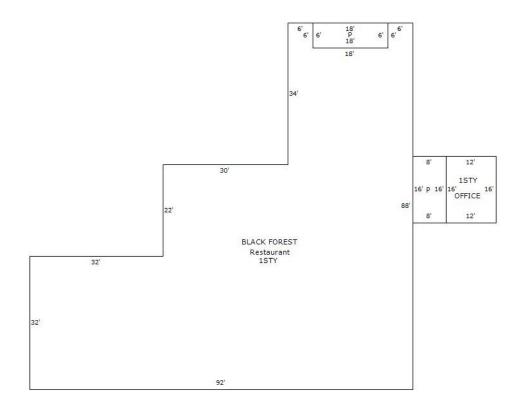
Parcel ID: 05+16100115K+000+

Situs: 32600 N RT 44 HWY

Class: CC COMMERCIAL - COMBINATION

Card: 1 of 3

Printed: July 2, 2025



Addtional Property Photos

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

	Income Detail (Includes all Buildings on Parcel)														
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Model	Vac Adj	Additional Income	Effective Expense Gross Model % Income	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operating Income
00 S	000 Shell	0	13,618						0						

		Aŗ	Building Cost Detail - Building 1 of 3						
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income	Total Cross Building Area	
								Total Gross Building Area Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value 214,16	00
								Value per SF	

Notes - Building 1 of 3	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	92,042 0.100000 529,240 529,240
	Total Gross Rent Area Total Gross Building Area	

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 Us

Property Notes

Land Information

010: 10/6/21 TRANSFER LC

009: Tieback: 05+,161.0-0115.00-000+

	,	Assessment Infor	mation		
	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 Reasor	n	
Value Flag			se Date of Value ve Date of Value		

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

				Permit Information			
Date Issued	Number	Price	Purpose	Ту	уре	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

LYCOMING COUNTY, PA

COMMERCIAL 05+16100115K+000+ RECORD CARD Card: 2 of 3 Printed: July 2, 2025 **Class: CC COMMERCIAL - COMBINATION** Parcel ID: 05+16100115K+000+ Situs: 32600 N RT 44 HWY **Building Other Features Building Information** +/-Year Built/Eff Year 1990 / Line Type Meas1 Meas2 # Stops Ident Units Line Type +/- Meas1 Meas2 # Stops Ident Units Building # 1 Structure Type Identical Units **Total Units** Grade # Covered Parking # Uncovered Parking Structure Name Motel Marshall/Swift Information and Valuation Line SC From To Yr Built Eff. Year Ext Walls Area Perim Height Construction Stud -Vinyl Siding 1990 1997 5,250 250 9 LOC NS Line SC From To Sec Tab Occupancy Level Description Unit CUR PAR SH Class Type Heat 1 1 12 343 D Motel 603 Forced Air Unit **Outbuilding Data** Line Type Line Type Yr Blt Meas1 Meas2 Qty Area Grade Yr Blt Meas1 Meas2 Qty Area Grade

LYCOMING COUNTY, PA

Printed: July 2, 2025

Parcel ID: 05+16100115K+000+ | Situs : 32600 N RT 44 HWY | Class: CC COMMERCIAL - COMBINATION | Card: 2 of 3

1STY/B & 6 + 42'

1STY/B & 78

42'

18'

\$\tilde{\pi}\$ \$\mathbf{P}\$ \$\tilde{\pi}\$\$

Addtional Property Photos

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

					Inc	ome Detail	(Includes	all Bui	ldings on Pa	rcel)					
Use Mod Grp Type	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Model	Vac Adj	Additional Income	Effective Expense Gross Model % Income	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operating Income
00 S	000 Shell	0	13,618						0						

		Αŗ	partment D	etail - Bu	ilding 2 of 3			Building Cost Detail - Building	2 ot 3
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	163,880 100 163,880
								Value per SF	

Notes - Building 2 of 3	Income Summary (Includes all Buildi	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	92,042 0.100000 529,240 529,240
	Total Gross Rent Area Total Gross Building Area	

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 Us

Influence %

Property Notes

Land Information

Size Influence Factors

010: 10/6/21 TRANSFER LC

Type

Surplus

C Site Acre

009: Tieback: 05+,161.0-0115.00-000+

AC

AC

1.0000

5.4000

	,	Assessment Infor	mation		
	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 Reasor	1	
Value Flag			ise Date of Value ive Date of Value		

Total Acres: 6.4 Zoning: Roads 1: Traffic:	1	Topo 1 Topo 2 Topo 3 Util 1: Util 2:	2: 3:	Value Flag		Manual Override Reason Base Date of Value Effective Date of Value	
				Permit Information			
Date Issued	Number	Price	Purpose		Type	Status	%
11/01/10	B0022981	0	RV	Bldg Permit 30 X 60 Pavillion W/ 4'Overhangs	ston		
04/23/10	B00020874	15 000	CON				

Value

30,000

10,800

Date Issued	Number	Price	Purpose		Туре	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			

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

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 C	ther Features				
Line Type	+/-	Meas1 Meas	2 # Stops	Ident Units	Line Type	+/-	Meas1	Meas2 # Stops	Ident Units

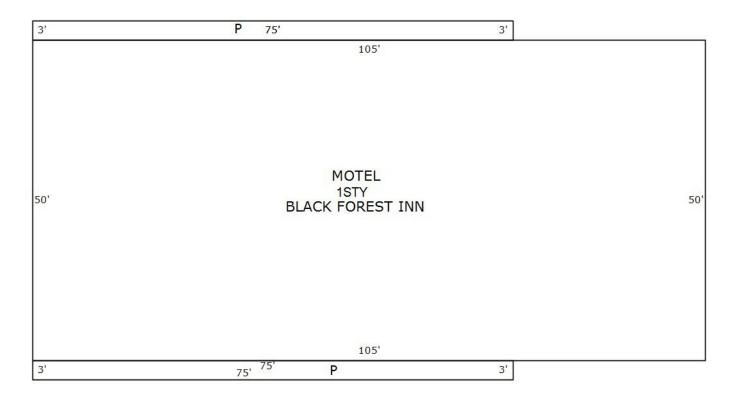
	Marshall/Swift Information and Valuation								
Line S	Fre	om To	Yr Bu	ilt Eff. Year	Area	Perim H	leight	Ext Walls	Construction
1 1	1	1	2000	2007	1,500	160	12	PeMetal Sandwich Panels	
2 2	1	1	2000	2007	1,500	160	12	PeMetal Sandwich Panels	

Line SC	Fro	m 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	

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



Addtional Property Photos

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

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

		Aţ	partment L	etali - Bu	ilding 3 of 3			Building Cost Detail - Building	3 or 3
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	116,900 100 116,900
								Value per SF	

Notes - Building 3 of 3	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	92,042 0.100000 529,240 529,240
	Total Gross Rent Area Total Gross Building Area	