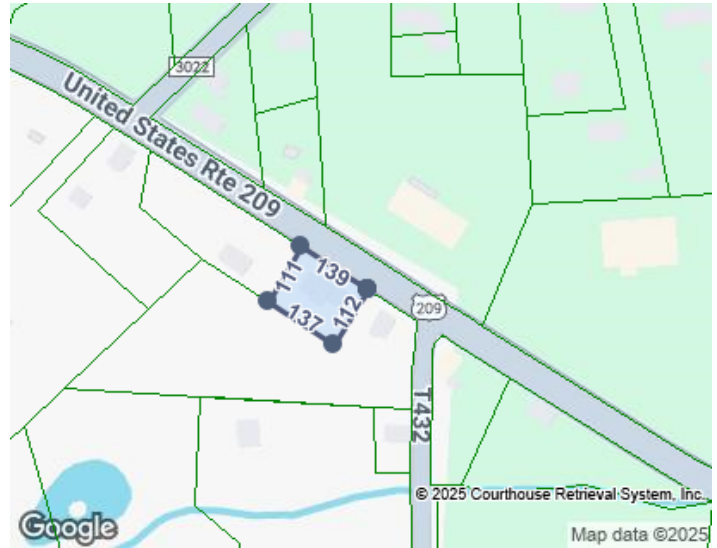




Marina Gabunia
Howard Hanna the Frederick Group
4842019878
homeforyoung@gmail.com

Tuesday, November 18, 2025



LOCATION

Property Address 1980 Route 209
Brodheads ville, PA 18322-7752

Subdivision

County Monroe County, PA

GENERAL PARCEL INFORMATION

Tax Map Number 02625800547991

Parcel Number 02.2.1.20

Municipality Chestnuthill Township

District/Ward Chestnuthill Township

2020 Census Trct/Blk 3012.02/3

Assessor Roll Year 2024

PROPERTY SUMMARY

Property Type Commercial

Land Use Miscellaneous Retail

Improvement Type Mixed Residential/Commercial

Square Feet 2992

CURRENT OWNER

Name Gabunia Marine Kavelidze Giorgi

Mailing Address 942 8th Ave
Bethlehem, PA 18018-3525

SCHOOL ZONE INFORMATION

Pleasant Valley Elementary School 5.1 mi
Elementary: K to 3 Distance

Pleasant Valley Intermediate School 5.2 mi
Primary Middle: 4 to 6 Distance

Pleasant Valley Middle School 1.7 mi
Middle: 7 to 8 Distance

Pleasant Valley High School 1.4 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 09/30/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/24/2024	\$300,000	Gabunia Marine & Kavelidze Giorgi	Sisco Norman	All Transfer All Parcel		2653/8235
10/17/2022	\$1	Sisco Norman & Sisco Brenda	Mastronardi Paul & Joann	Foreclosure In Lieu Of		2619/8662
4/2/2008	\$310,000		Sisco Norman Brenda	All Transfer All Parcel		2330/4889
12/12/1997	\$89,000		Zinn Hazel M			2043/250
12/12/1997	\$1		Zinn Hazel M	Joiner Deed		2043/246
11/15/1995	\$1		Zinn Hazel M Etal	Interest Person	2	2020/831

Selling Interest					
10/30/1992	\$1	Zinn Teresa	\$1.00 Sale		1856/83
6/7/1988	\$1	Zinn Raymond F Etux	\$1.00 Sale	2	1621/1652
4/26/1972	\$10,500	Zinn Hazel M	All Transfer All Parcel	2	416/863
8/26/1958	\$18,500	Prezko John Etux	All Transfer All Parcel		246/38

TAX ASSESSMENT

Tax Assessment	2024	2023
Appraised Land	\$74,800.00	\$74,800.00
Appraised Improvements	\$141,500.00	\$141,500.00
Total Tax Appraisal	\$216,300.00	\$216,300.00
Assessed Land	\$74,800.00	\$74,800.00
Assessed Improvements	\$141,500.00	\$141,500.00
Total Assessment	\$216,300.00	\$216,300.00
Jurisdiction Rates		
Chestnuthill Township	2.42	
Monroe County	5.4773	
Fire	0.24	
Library	0.2636	

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2025	\$523.45	\$1,184.74	\$5,540.68	\$7,357.80
2024	\$523.45	\$860.29	\$5,430.93	\$6,923.60
2023	\$523.45	\$698.06	\$5,377.15	\$6,707.59
2022	\$523.45	\$698.06	\$5,271.73	\$6,602.17
2021	\$361.22	\$749.97	\$5,150.47	\$6,261.66
2020	\$253.07	\$749.97	\$5,014.16	\$6,017.20
2019	\$262.30	\$824.28	\$5,506.07	\$6,592.66
2018	\$262.30	\$824.28	\$5,433.51	\$6,520.10
2017	\$188.66	\$807.23	\$5,360.95	\$6,365.91
2016	\$188.66	\$807.23	\$5,360.95	\$6,356.84
2015	\$188.66	\$807.23	\$5,360.95	\$6,356.84

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
07/12/2024	\$260,000	Gabunia Marine Kavelidez Giorgi And Kavelidez	Norman Sisco	202417124
03/27/2008	\$165,000	Mastronardi Paul Mastronardi Joann And Mastrona	Norman Sisco	200809792

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Mixed Residential/Commercial	Condition	Units	4
Year Built	1973	Effective Year	Stories	2
BRs	2	Baths	1 F H	Rooms
Total Sq. Ft.	2,992			

Building Square Feet (Living Space)	Building Square Feet (Other)
1S 768	Enclosed Porch 56
2S 672	Enclosed Porch 126
1S/Open 42	1S Porch 60
Type Office 712	1S Porch 66

- CONSTRUCTION

Quality	Average	Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Construction Style	Commercial	Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	Central Ac
Exterior Wall	Frame & Masonry	Heat Type	Hot Air
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Asphalt Paving	6700	1973	

PROPERTY CHARACTERISTICS: LOT

Land Use	Miscellaneous Retail	Lot Dimensions	
Block/Lot		Lot Square Feet	16,117
Latitude/Longitude	40.924043°/-75.376339°	Acreage	0.37

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source	Public	Topography	
Water Source	Well	District Trend	
Sewer Source	Septic	School District	Pleasant Valley
Zoning Code	LIC- Industrial / Light Industrial/Commercial		
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	Chestnuthill Township
Description			
Neighborhood	02C02		

INTERNET ACCESS

courtesy of Fiberhomes.com

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as	42089C0395E	05/02/2013

above the 500-year flood level.
