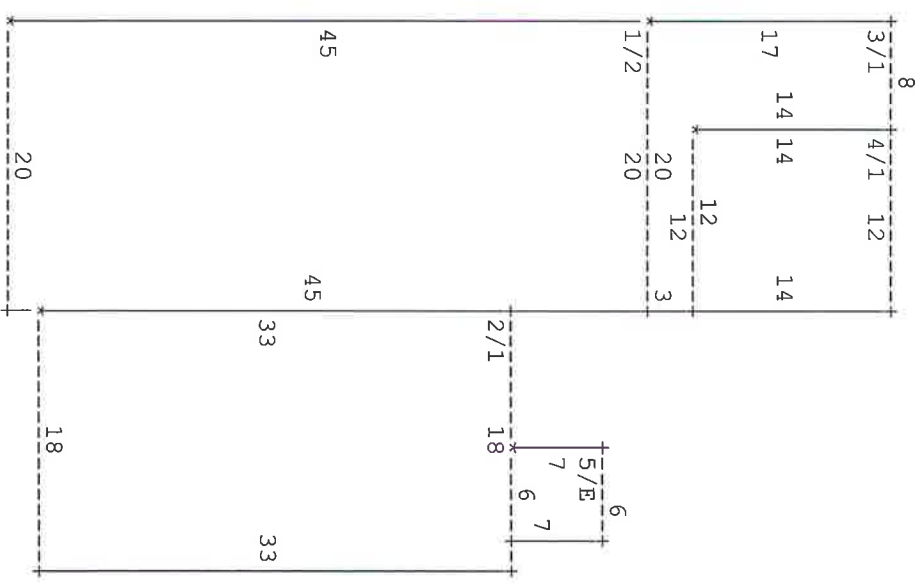


Neighborhood: 4305

Description: Unicorn Rest. #1 Apt

Sketch 01	Section	Sqft	Story	Count	Sketch	Section	Sqft	Story	Count
	1	900	2	2.000		1			
	2	594	1	1.000		2			
	3	172	1	1.000		3			
	4	168	1	1.000		4			
	5	42				5			
	6					6			
	7					7			
	8					8			
	9					9			
	Total	2776				Total			



1 43-P3SMA -012-008-000
TYPE:CC-Commercial - Combination
Situs:
W THIRD ST

MOQ ENTERPRISES LLC
246 CHURCH ROAD
NESCOPECK
Old Map #: 43-50-10

PROPERTY RECORD CARD: LUZERNE COUNTY
(Page 2) As of 06/11/2025
Neighborhood: 4305 - Rte. 93
Zoning:.....: 43 - NESCOPECK BOROUGH
Township.....: 43

IMPROVEMENTS # Sct Use	V	Floor #Sty	SECTION Dimensions Sqft	Basement &	Heat	Floors	Interior	Exter.	Class Grade	Eff Age
01.01 Restrant	9	1	900	76-100%	GAS	CARPET	DRY WALL	VINYL	D	1900
01.01 Apartmt	9	2	900	NONE	GAS	CARPET	DRY WALL	VINYL	D	1900
01.02 Restrant	9	1	594	NONE	GAS	CARPET	DRY WALL	VINYL	D	1900
01.03 Restrant	9	1	172	NONE	GAS	TILE	DRY WALL	VINYL	D	1900
01.04 Canopy	9	1	168	NONE	NONE	PAVED	DRY WALL	METAL	D	1985
01 Appendge	9	1	42	X	X	TILE	X	X	D	1985
02 Surfaced	9	1	2016	X	X	PAVED	X	X	D	1985
03 SIGN	9	1	32	X	X	METAL	METAL	METAL	D	1985

***** PLOT PLAN *****

***** LAND INFORMATION *****

No Plot Plan Entered

Photo

Site..... N
Terrain..... Level
Water Type..... Public
Sewer Type..... Public
Gas Available?.. G
Road Type..... Paved
Location Type.. MIX
Road Access.... N
Sidewalk?..... Y
Fronting?..... N
Rail Access?... N
Perc....

LOT SIZE: actual frontage
Frontage: x
x depth: x
: x Adj:
TYPE SQFT/ACRES RATE VALUE
Lot SF 4617 2.00 9234
B.Site
Srpl#1
Srpl#2
TOTAL .11 9200

TYPE OF HOUSING	UNITS	T = Tenant L = Landlord
Efficiency	1	Heat: Elect: Water: Sewer: Garbg: Taxes: Insur: Int Rep: Ext Rep:
1 Bedroom		
2 Bedroom		
3 Bedroom		
Other		
Single Bed		
Double Bed		
Other		
TOTALS	1	

IMPROVEMENTS SUMMARY

TYPE	SQ. FT.
Restrant	1666
Apartmt	900
Canopy	168
Appendge	42
Surfaced	2016
SIGN	32
TOTALS	2734

43-P3SM4 -012-008-000 CC

MJO ENTERPRISES LLC

SPEC ID: CTL: 00101069

TIEBACK: School: 7 Nhd: 4305

Part Interest of

PROPERTY TYPE..... CC (319)

Unicorn Rest. &1 Apt

246 CHURCH ROAD
NESCOPECK PA 18635

Location

PROPERTY RECORD CARD: LUZERNE COUNTY

Fair Market

Land: 9200 Commercial/Industrial

Imprv: 72600 (cprc)

Total: 81800

Assessed: 81800

Lead Card Imprv Value. 72560

Other Res. (#) ...

Other Com. (#) ...

TOTAL IMPRV APPRAISAL. 72600

Imprv Adjustments.....

TAXABLE IMPRV VALUE... 72600

Primary Site Value.... 9234

Surplus Land..... 0

TOTAL LAND APPRAISAL... 9200

Land Adjustments.....

TAXABLE LAND VALUE.... 9200

INITIAL APPRAISAL..... 81800

Imprv Adjustments.....

Land Adjustments.....

TAXABLE ASSESSMENT... 81800

ASSESSED VALUE HISTORY

DATE	FM LAND	FM IMPRV	FM TOTAL	-- ST	CG LAND	CG IMPRV	CG TOTAL
11/01/2019	9200	72600	81800				
01/22/2019	9200	72600	81800				
01/09/2018	9200	72600	81800				
07/01/2008	9200	72600	81800				

General Remarks

03/07/22 MARCH 2022 TRANSFER 3 PARCELS
12/06/19 NOV 2019 MULTI PARCEL TRANSFER
11/20/19 JULY 2019 MULTI TRANSFER
10/22/14 AUG 2014 MULTI PARCEL CORR DEED TRANSFER
06/16/14 TRANSFER BY JUNE 2014 DEED
06/16/14 NEED TO ADD THIS PIN TO DEED
04/26/06 MAILING ADDRESS USPS STANDARDIZED
03/13/06 ADDR CHG PER TAX COLL

Grantee (Buyer)

(Most Recent Purchase - Code: 4

MJO ENTERPRISES, LLC

CMH ENTERPRISES, LLC

HESS, DAVID E.
BLACKBURN, AUTUMN

Instrument

Multiple: Y)
03022-061070 03/01/2022
03019-219977 11/25/2019
03019-126356 07/22/2019
03014-129749 08/11/2014

Date

Price

410000
125000
125000
1

PINS: 43-P3SM4 -012-007-000) MJQ ENTERPRISES LLC
: 00101068 (Spec ID:)
Tie : 246 CHURCH ROAD
NESCOPECK PA 18635

Property Record Card - LUZERNE COUNTY Page: 1
Land MV: 12900 Land CG: Enrolled
Impr MV: Impr CG: in C&G?
Totl MV: 12900 Totl CG: NO
xPDR MV: 12900 xPDR CG:

DWELLING DESCRIPTION **SITE DESCRIPTION**
() (W THIRD ST)
Type : L1 (100) Lot Type: Interior
Stories : Terrain : Level
Dwelling : Road : Paved
Exterior1 : Water : None
Exterior2 : Sewer : Unknown
Year Built : Utility : GSW
Remodeled : Histic : N
Eff Year : RailAvl : N
Grade : Sdewlk : Y
Cond (Int vs Ext) : () SpView : N
PS Attic : WtrFnt : N
Rooms : TreeCv : O
Bedrooms : BSMT % Ag Scrtly: N
Baths-Full : cars Ag Easmt:
Baths-Half : Zoning :
Fixtures : Perc :
Heat Dist :
Heat Srce :
Fireplaces :
Central AC :
Manuf Home (Park:)
Class :
VIN :
Size addn: : X

EXCLUSIONS/ABATEMENTS
Homestead/Farmstead: T /NA
Clean & Green :

LIMITING FACTORS

ASSESSED VALUE HISTORY (part interest of)-
Date Land MV Impr MV Totl MV -- ST Land CG Impr CG Totl CG
11/01/2019 12900 0 12900
01/22/2019 12900 0 12900
01/09/2018 12900 0 12900
06/27/2008 12900 0 12900

DWELLING SKETCH
SQFT SQFT
LA :
Open/LA : Encl Porch:
Unfin LA : Open Porch:
LL LA : Att Garage:
Fin Bsmnt: Carport :
Bsmnt : Deck :
Bsmnt Gar: Slab :
Misc :

SALES HISTORY
Grantee (Buyer) Instrument Date Price ST AN
MJQ ENTERPRISES, LLC 03022-061070 03/01/2022 410000
CMH ENTERPRISES, LLC 03019-219977 11/25/2019 125000
HESS, DAVID E. 03019-126356 07/22/2019 125000
BLACKBURN, AUTUMN 03014-129749 08/11/2014 1
as of 11/03/1963

IMPROVEMENT VALUATION SUMMARY
(% complete)
Residence :
Outbuildings : 0
Other Residentials () :
Other Commercials () :
Adjustments :
Total Improvements : 0

Situs: W THIRD ST
Desc2: CORNER OF
Desc3:
Desc4:

Property Record Card - LUZERNE COUNTY
Nbhd : 4305 - Rte. 93
Munic : 43 - NESCOPECK BOROUGH
School: 7

MISCELLANEOUS BUILDINGS

ID#	Type	Descript	Size	Sty	Sqft	Age/Cond	Price	Factor	Value
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PRIMARY IMAGE



LAND VALUATION SUMMARY - Market

Sqft	Acres	Baserate	Index	Slope	Prod \$/Acre	Value	LOT INFO
9801	1.319	12929	1	1	1.319	12929	Frontage Depth
Open 1			2	3			
Open 2				Tru			
Wooded				FF?			
Adjust						0	
Total	.23					12900	Avg Slope /D0

NOTES

03/07/22 MARCH 2022 TRANSFER 3 PARCELS
12/06/19 NOV 2017 MULTI PARCEL TRANSFER
11/20/19 JULY 2019 MULTI TRANSFER
10/22/14 AUG 2014 MULTI PARCEL CORR DEED TRANSFER
06/16/14 TRANSFER BY JUNE 2014 DEED
04/26/06 MAILING ADDRESS USPS STANDARDIZED
03/13/06 ADDR CHG PER TAX COLL

LAND VALUATION SUMMARY - Clean and Green

Enrolled?: NO	Baserate	Prod \$/Acre	Value
Site			
Open 1			
Open 2			
Wooded			
Total	(	acres Ineligible)	Adjustments 0