

COMMERCIAL 58+36500117B+000+ RECORD CARD

LYCOMING COUNTY, PA

Parcel ID: 58+36500117B+000+	Situs : 1896 N RT 44 HWY	Class: CR COMMERCIAL RESTAURANT	Card: 1 of 1	Printed: November 19, 2024
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CURRENT OWNER	GENERAL INFORMATION
HUMBLE AND KIND PROPERTIES LLC 155 SAWMILL DR PO BOX 95 WATERVILLE PA 17776	Alternate Id 58-365-117.B School District Jersey Shore School Dist Municipality Watson Twp Property Type C Commercial Class CR COMMERCIAL RESTA LUC 321 Restaurant



Property Notes
004: 01/02/24 TRANSFER MULTI PARCELS AH 003: 7/16/18 TRANSFER LC

Land Information				
Type	Size	Influence Factors	Influence %	Value
C Site Sf	SF	19,166		15,330
Total Acres: .44 Zoning: Topo 1: Roads 1: Topo 2: Traffic: Topo 3: Util 1: Util 2:				

Assessment Information					
	Market	Assessed	Cost	Income	Market
Land		15,330	15,330	0	0
Building		138,770	49,930	0	0
Total		154,100	65,260	154,110	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag					

Permit Information						
Date Issued	Number	Price	Purpose	Type	Status	% Complete
10/03/08	B0014701	80,000	CON			
04/13/04	B0014700	5,000	CON	Permit Type: -Buildingdescription: Add 12x30 Loa		

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/28/23	225,000		Included Multiple Pa	9322/1325	Warranty Deed	HUMBLE AND KIND PROPERTIES LLC
07/09/18	225,000		Valid Sale	9164/2778	Warranty Deed	TAW PROPERTIES LLC
10/25/06	110,000		Valid Sale	5832/0084		MASON SCOTT A & LISA J
08/04/95	90,000		Valid Sale	2461/0110		PAUCKE GEORGE F JR & JENNIFER
08/01/79	60,000		Valid Sale	0917/0231		BARKER LESTER G & CONSTANCE E

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Building Other Features

Line Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Line	SC	From	To	Yr Built	Eff. Year	Area	Perim	Height	Ext Walls	Construction
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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					

Line Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Line Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
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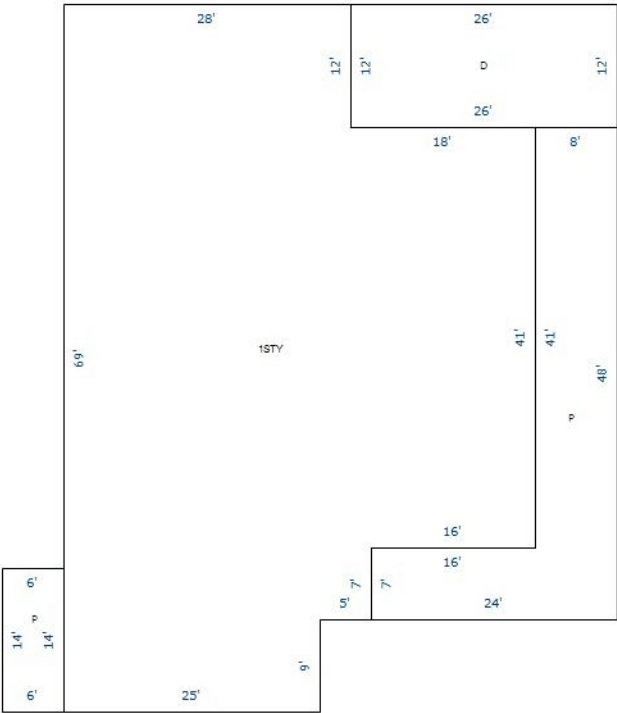
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Type	Inc Mod	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	2,657						0							

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	
								Replace, Cost New Less Depr	49,930
								Percent Complete	100
								Number of Identical Units	
								Economic Condition Factor	
								Final Building Value	49,930
								Value per SF	

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)			
								Total Net Income			21,256
								Capitalization Rate			0.100000
								Sub total			154,110
								Residual Land Value			
								Final Income Value			154,110
								Total Gross Rent Area			
								Total Gross Building Area			