

COMMERCIAL 63+0020020100000+ RECORD CARD

LYCOMING COUNTY, PA

Parcel ID: 63+0020020100000+		Situs : 326 COURT ST		Class: CC COMMERCIAL - COMBINATION		Card: 1 of 1		Printed: January 21, 2025																																																								
<div>CURRENT OWNER<div>HARMAN KATHLEEN M 326 COURT ST WILLIAMSPORT PA 17701</div></div>		<div>GENERAL INFORMATION<div>Alternate Id 63-002-201 School District Williamsport Area School E Municipality Williamsport 3 Property Type C Commercial Class CC COMMERCIAL - COMBINATION LUC 319 Mixed Commercial/Residential</div></div>																																																														
<div>Property Notes</div>																																																																
<div>Land Information</div> <table><thead><tr><th>Type</th><th>Size</th><th>Influence Factors</th><th>Influence %</th><th>Value</th></tr></thead><tbody><tr><td>C Site Sf</td><td>SF</td><td>1,273</td><td></td><td>7,790</td></tr><tr><td colspan="5">Total Acres: .03 Zoning: Topo 1: Roads 1: Topo 2: Traffic: Topo 3: Util 1: Util 2:</td></tr></tbody></table>					Type	Size	Influence Factors	Influence %	Value	C Site Sf	SF	1,273		7,790	Total Acres: .03 Zoning: Topo 1: Roads 1: Topo 2: Traffic: Topo 3: Util 1: Util 2:					<div>Assessment Information</div> <table><thead><tr><th>Market</th><th>Assessed</th><th>Cost</th><th>Income</th><th>Market</th></tr></thead><tbody><tr><td>Land</td><td>7,790</td><td>7,790</td><td>0</td><td>0</td></tr><tr><td>Building</td><td>112,590</td><td>72,250</td><td>0</td><td>0</td></tr><tr><td>Total</td><td>120,380</td><td>80,040</td><td>120,380</td><td>0</td></tr><tr><td colspan="5">Manual Override Reason</td></tr><tr><td colspan="5">Base Date of Value</td></tr><tr><td colspan="5">Effective Date of Value</td></tr><tr><td colspan="5">Value Flag</td></tr></tbody></table>					Market	Assessed	Cost	Income	Market	Land	7,790	7,790	0	0	Building	112,590	72,250	0	0	Total	120,380	80,040	120,380	0	Manual Override Reason					Base Date of Value					Effective Date of Value					Value Flag				
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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
1	1	1	1	1901	1970	1,254	170	12	Brick, Solid	
2	2	1	2	1901	1970	1,254	170	9	Brick, Solid	

Line	SC	From	To	Sec	Tab	Occupancy	Level	Class	Type	Description	Heat	Unit	CUR	PAR	LOC	SH	NS
1	1	1	1	13		350		C		Restaurant	605	Hot Water Radiant					
2	2	1	2	11		300		C		Apartment	605	Hot Water Radiant					

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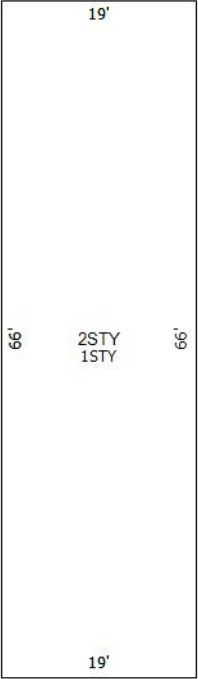
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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)																		
Use Mod	Inc	Model		Units	Net Area	Income	Econ	Potential	Vac	Vac	Additional	Effective	Expense	Expense	Expense	Other	Total	Net
Grp	Type	Mod	Description			Rate	Adjust	Gross	Model	Adj	Income	Gross	Model %	Adj %	Adj	Expenses	Expenses	Operating
								Income				Income						Income
00	S	000	Shell	0	3,762						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	72,250	
									Percent Complete	100	
									Number of Identical Units		
									Economic Condition Factor		
									Final Building Value	72,250	
									Value per SF		

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)			
									Total Net Income	20,064	
									Capitalization Rate	0.100000	
									Sub total	120,380	
									Residual Land Value		
									Final Income Value	120,380	
									Total Gross Rent Area		
									Total Gross Building Area		