



KBVINC.com
Keystone Business Ventures, Inc.

Certified Business Valuations – Strategic Merger & Acquisitions Advisory – Commercial Real Estate Investments

COMMERCIAL REAL ESTATE PROFILE

Company Profile: KREV 1234

Date of Report: January 1, 2021



426 Pine Street
Williamsport, PA 17701
(570) 322-3300 (Office/Fax)
www.KBVINC.com



1.0 NOTICE

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KEYSTONE REAL ESTATE VENTURES
426 Pine Street
WILLIAMSPORT, PA 17701
(570) 322-3300

COMMERCIAL PROPERTY DATA SHEET

Asking Price:	\$1,000,000
Owners:	John Smith
Address:	123 Main St
Parcel Nos.:	12-345-678
Deed Book/Page:	1234/4567
Zoning:	Rural Commercial
Municipal:	Muncy Township
Tax Assessment:	\$150,000
Annual Real Estate Tax:	\$335.00
Site Area:	0.7 Deeded Interest 0.5 Contract Interest 1.2 Total Interest
Building Area:	0 (Demolition required by contract)
Property Type:	Vacant Land (after demolition)
Utilities:	Sewer: LCWSA Water: On-Site (public pending)
Fuel:	(pending)
Driveway:	Shared
Parking:	On-Site


<http://lycomingpa.devnetwedge.com/>

Lycoming County Assessor
 48 West Third Street
 Williamsport PA 17701
 Phone: (570) 327-2301
 Fax: (570) 327-2309

Information for Parcel 41+,353.0-0169.00-000+, Tax Year 2019
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Property Information

Tax Year 2019	UPI Number 41-353-169
Site Address 277 RT 220 HWY 279 RT 220 HWY	Property Class C-Commercial - General
Tax Code 4101 - 4101 Muncy Twp	School District SD07 - MUNCY SCHOOL DIST
Owner Name and Address PHILLIPS AMY E 1426 OAKES AVE WILLIAMSPORT, PA 17701	Mailing Name and Address PHILLIPS AMY E 1426 OAKES AVE WILLIAMSPORT, PA 17701

Assessments

Annual School						
	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	49,450	106,140	155,590	0	0	0
Exempt	0	0	0	0	0	0
Total	49,450	106,140	155,590	0	0	0
Annual Billing						
	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	49,450	106,140	155,590	0	0	0
Exempt	0	0	0	0	0	0
Total	49,450	106,140	155,590	0	0	0

Note: Preferential Assessment values indicate that the property is enrolled in Clean & Green

Homestead/Farmstead Exclusion

There are no exemptions

Clean and Green Application Status
Sales History

Year	Book - Page	Sale Date	Sold To	Sold By	Price
2017	9120 - 0172	01/05/2017	PHILLIPS, AMY E	BUMGARDNER, DAVID P	\$250,000
1995	2491 - 0245	10/04/1995	BUMGARDNER, DAVID P	HAYNES LINDA M & FRY SANDRA M	\$110,000
1995	2413 - 0140	04/28/1995	HAYNES LINDA M & FRY SANDRA M	CITIZENS & NORTHERN BANK	\$94,000
1994	2276 - 0130	06/27/1994	CITIZENS & NORTHERN BANK	CLEGG THOMAS J & GLORIA J	\$358,137
1983	1050 - 0148	08/01/1983	CLEGG THOMAS J		\$20,000

Market Land Valuation

Property Type	Description	Land Type	Width	Depth	Sq. Ft.	Calc. Acres
COM - Commercial	Commercial Site	CSiteSF - Commercial Site Acre (SF)	0	0	43,560	1.00
COM - Commercial	Surplus	surplus - Surplus	0	0	137,214	3.15

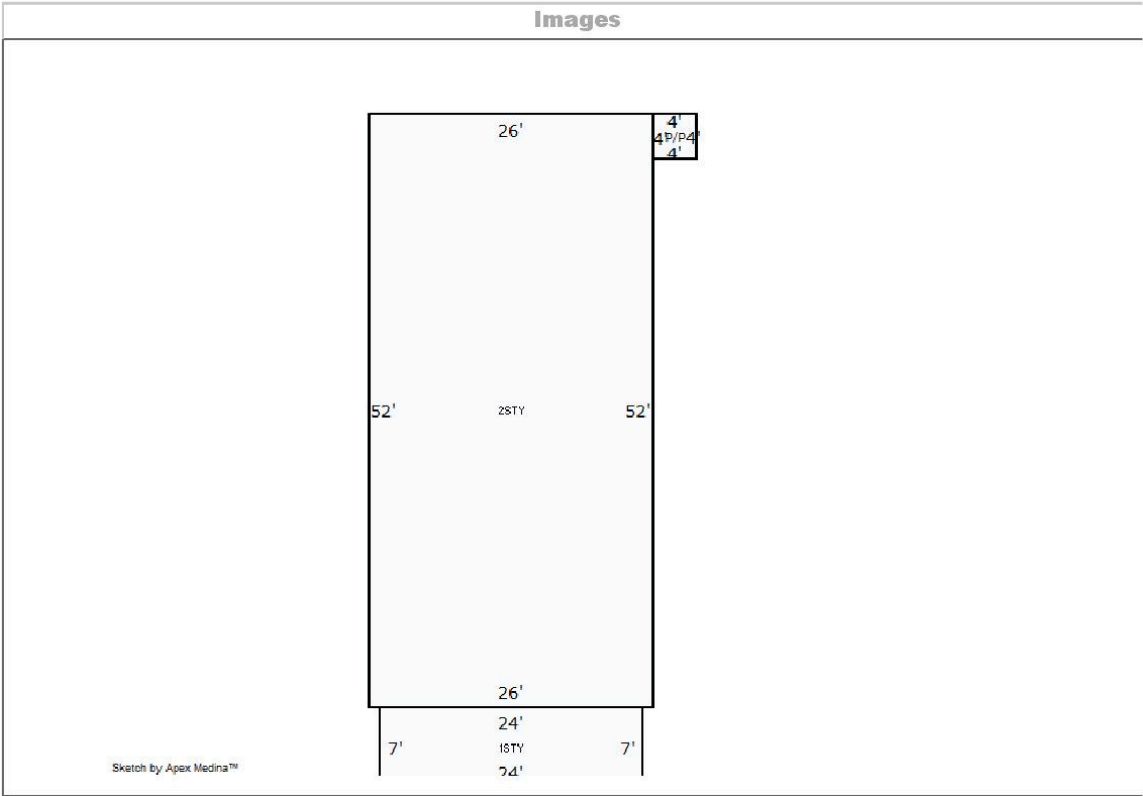
Veterinary Hospital (Structure 1 of 2)

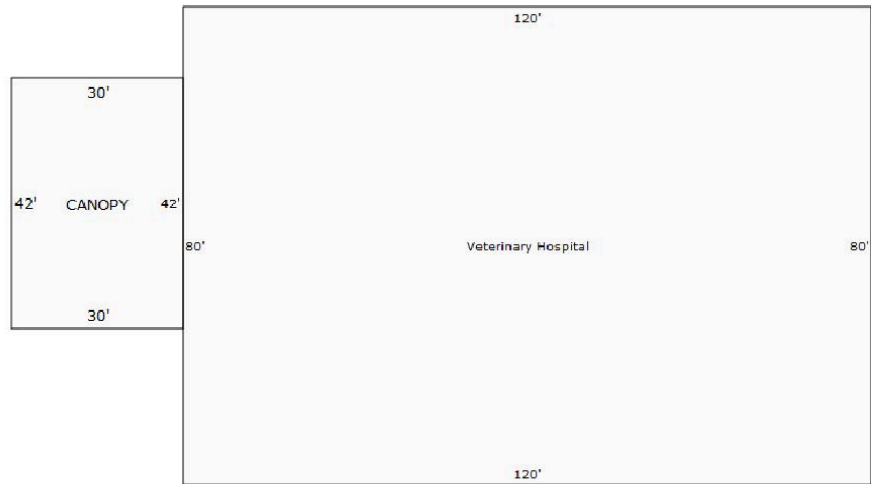
Property Type	Description	Style	Quality	Living Area (sq. ft.)	Year Built	Age
COM - Commercial	Veterinary Hospital		Grade C	9,600	2018	
Veterinary Hospital						
Veterinary Hospital			100.00	Base Cost		9600.00
Stud -Vinyl Siding			9600.00	Forced Air Unit		9600.00

Veterinary Hospital (Structure 2 of 2)

Property Type	Description	Style	Quality	Living Area (sq. ft.)	Year Built	Age
COM - Commercial	Veterinary Hospital		Grade C	2,704	1901	

Veterinary Hospital (Structure 2 of 2)			
12" SLAB		18" SLAB	
Veterinary Hospital			
Veterinary Hospital	100.00	Base Cost	2704.00
Stud Walls-Wood Siding	2704.00	Forced Air Unit	2704.00
Physical / Functional	78.00		
Property Characteristics			
Utilities	Streets/Roads	Topography	Fronting Traffic
Setback			



Images

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