



COUNTY of LUZERNE  
PENNSYLVANIA  
ESTABLISHED 1786

**LUZERNE COUNTY COUNCIL  
REAL ESTATE COMMITTEE  
MEETING**

**Council Meeting Room  
Luzerne County Courthouse  
200 N. River Street  
Wilkes-Barre, PA 18701**

**AND  
Video/Teleconference via ZOOM  
September 25, 2025  
6:00 PM**

**6:00 PM CALL TO ORDER**

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**ROLL CALL**

**DELETIONS FROM AGENDA**

**ADOPTION OF AGENDA**

**AGENDA ITEMS**

1. Motion to Approve Recorded Minutes of the March 24, 2025 Meeting
2. Review and Discuss Purchase Packet for Dalmas (1).....pages 1-29
3. Review and Discuss Purchase Packet for Dalmas (2).....pages 30-57
4. Review and Discuss Purchase Packet for Dalmas (3).....pages 58-86
5. Review and Discuss Purchase Packet for Webby (1).....pages 87-102
6. Review and Discuss Purchase Packet for Webby (2).....pages 103-118
7. Review and Discuss Purchase Packet for Reph.....pages 119-139
8. Review and Discuss Purchase Packet for Peralta.....pages 140-156
9. Review and Discuss Purchase Packet for Tiedemann.....pages 157-173
10. Review and Discuss Purchase Packet for McGrath.....pages 174-190
11. Discussion regarding 100 West Broad Street appraisal for potential sale.....pages 191-298
12. Discussion regarding 54 West Union Street appraisal for potential sale.....pages 299-374

**PUBLIC COMMENT**

*This is an opportunity for members of the public to address the Committee on any agenda or non-agenda item within the subject matter jurisdiction of the Committee. Each speaker shall have three (3) minutes to address the Committee. Speakers may not yield or transfer their time to another speaker.*

*Those attending in person are asked to complete and submit a Speaker Card to the Clerk of Council before the first speaker is called.*

*Those attending virtually are asked to refer to the Public Meetings Online page of County's Website at <https://www.luzernecounty.org/1279/Public-Meetings-Online> for more information on how to participate in Public Comment via technology.*

**ADJOURNMENT**

# **PROPOSAL PACKET**

FOR

**PURCHASE OF LUZERNE COUNTY PROPERTY**

- 1. Notice**
- 2. Procedure**
- 3. Proposal Form**
- 4. Certification**

# NOTICE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

---

1. The County of Luzerne currently holds title to various property throughout Luzerne County.
2. The County is seeking to offer these parcels for sale to willing purchasers.
3. It is expressly understood and agreed that the purchaser, as acknowledged below, is aware of all potential risks involved in this sale.
4. Luzerne County does not convey title by general warranty. Luzerne County shall convey title by quitclaim deed only and shall be held harmless and released of any liability from any effects of potential risks or defects in title. It shall be the sole responsibility of the proposed purchaser to perform or cause to be performed title searches and pay the costs associated with such searches.
5. Per the Luzerne County Home Rule Charter, the sale of real estate requires the approval of Luzerne County Council.
6. Luzerne County reserves the right to negotiate the price of sale with any prospective purchaser.
7. As required by Pennsylvania law, Luzerne County will not convey any property if the transaction is not for fair market value, nor if it is determined to not be in the best interests of Luzerne County.
8. Fair market value is defined as the most probable price, expressed in terms of money, that a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.
9. As required by Pennsylvania law, any transaction must be advertised for one day, with a ten (10) day waiting period, in a newspaper of general circulation in Luzerne County before the transaction may be finalized. All costs of advertisement are to be borne by the proposed purchaser.
10. The proposed purchaser must confirm that he/she is not delinquent in paying real estate taxes for any property assessed to him/her in Luzerne County and does not have municipal utility bills, in any municipality of Luzerne County, that are more than one year outstanding.
11. It is expressly prohibited for individuals/entities to engage in straw purchases wherein the parcel to be purchased is then transferred to an otherwise ineligible purchaser per the requirements of paragraph 10 herein.
12. Payment for the purchase of property must be made in full within 72 hours and all funds must be made payable to Luzerne County Treasurer in the form of cash, money order, cashier's check, or certified check. Personal checks will not be accepted. All parties are advised to consult an attorney with any legal questions regarding the purchase of this property. The employees and agents of Luzerne County are not permitted to provide legal advice to prospective purchasers.

Please sign and date in the space below indicating that you have read and agree to the terms detailed above.

LEONARD J. DALMAS

PROPOSED PURCHASER (PRINT)

*Leonard J. Dalmás*  
PROPOSED PURCHASER (SIGNATURE)

\_\_\_\_\_  
PROPOSED PURCHASER (PRINT)

\_\_\_\_\_  
PROPOSED PURCHASER (SIGNATURE)

3-3-25

DATE

# PROCEDURE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

---

1. The proposed purchaser shall be responsible for preparing the Proposal Packet, which shall include the Notice, Procedure, Proposal and Certification signed and dated where indicated. The packet is not complete unless the Certification is notarized, and such packet shall be rejected if not notarized.
2. The proposed purchaser shall submit the complete packet of documents to the Luzerne County Clerk of Council. Mailing address: 200 N. River Street, Wilkes-Barre, PA 18711. Contact phone number: 570-825-1634.
3. The Clerk of Council shall forward proposal packets to the Luzerne County Council Real Estate Committee, Luzerne County Assessor's Office, Luzerne County Office of Law, and any other necessary department for review and for the required documentation for the property.
4. Upon receipt of the required documentation set forth above, the Clerk of Council will forward the necessary documents to the Real Estate Committee for inclusion in the previously provided packet for review. The packet may be referred to Council for inclusion on a Work Session. Additional documentation may be requested.
5. At a Council Work Session, the proposal, along with any other supporting documentation, will be reviewed by Council. Any additional supporting documentation can be requested by Council, OR if the proposal packet is deemed sufficient, Council may move the request to a Voting Session for a motion to allow the proposed purchaser to place the required advertisement. **(Approval for advertisement does not transfer property to purchaser; Luzerne County specifically retains the right to continue to negotiate the purchase with the proposed purchaser or with other interested parties following the advertisement.)**
6. Upon approval by Council to advertise, the Clerk of Council will provide the text of the legal advertisement to the proposed purchaser. The proposed purchaser shall be responsible for placing the advertisement with a newspaper of general circulation in Luzerne County and paying the costs of the advertisement directly to the newspaper.
7. The proposed purchaser shall provide a copy of the advertisement and proof (paid receipt) from the newspaper to the Luzerne County Clerk of Council.
8. At a subsequent Voting Session, Luzerne County Council, by Resolution adopted by at least a majority of its current members, shall then authorize the property to be transferred.
9. In the case of more than one offer on a property, a sealed bid process will be required. Bids will be opened in a public meeting. The highest bid will be accepted.
10. In the event there are multiple matching bids submitted, Luzerne County shall then hold a public auction on the property in question wherein the highest bid submitted at the auction shall be accepted.

LEONARD J. DALMAS

PROPOSED PURCHASER (PRINT)

  
PROPOSED PURCHASER (SIGNATURE)

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

3-3-25

DATE

**PROPOSAL FORM**

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I/We, LEONARD J. DALMAS, hereby submit a proposal offer in the amount of \$ 500.00 for the property currently owned by the County of Luzerne, Pennsylvania.

Property Parcel No.: 29-J6S1-001-045-000

Current assessed value: \$ 21,600 (may not equal the fair market value)

Description of property (provide street address if known):

ROUTE 11 HWY HUNLOCK TOWNSHIP PA.

This property is situated in:

HUNLOCK TOWNSHIP (Municipality)

NORTHWEST (School District)

Print Name(s) clearly exactly how it (they) will appear on the deed:

LEONARD J. DALMAS

Specific Relationship:  Single  Married  Separated, but married  Divorced  Tenants in Common

Mailing address: 205 CRAGLE HILL RD. SHICKSHINNY PA 18655

Telephone number: 570 542-7331

*\*Please allow 8 to 12 weeks for the process to be completed by Council. Deed preparation and transfer of property will take an additional 1 to 2 weeks after Council's approval.*

LEONARD J. DALMAS  
PROPOSED PURCHASER (PRINT)

Leonard J. Dalmas  
PROPOSED PURCHASER (SIGNATURE)

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

3-3-25  
DATE

**CERTIFICATION**

(Must be notarized)

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I, LEONARD J. DALMAS, do hereby certify the following:

- 1. I am an adult individual authorized to make this Certification.
- 2. I hereby certify the following:
  - a. I am not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County; and
  - b. I am not delinquent in paying municipal utility bills owed to municipalities within Luzerne County.
  - c. I am not purchasing the property on behalf of someone who is delinquent in paying real estate taxes owed to taxing bodies within Luzerne County or someone who is delinquent in paying municipal utility bills owed to municipalities within Luzerne County.

The facts set forth above are true and correct upon the undersigned's personal knowledge information and belief. This written statement of fact is made by the undersigned subject to the penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities, this 3 day of March, 2025.

Leonard J. Dalmás  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

If purchaser is a business entity, list relationship to that business here \_\_\_\_\_

Sworn and subscribed

Before me this 3 day of March, 2025

Ann Marie Ceppa  
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Ann Marie Ceppa, Notary Public
Luzerne County
My commission expires August 7, 2028
Commission number 1025169
Member, Pennsylvania Association of Notaries

## Luzerne County Tax Claim Bureau

Search Result 1 of 1

[Return to Results](#)

[New Search](#)

Keyboard Shortcuts			
N	Next Result	P	Previous Result
Q	New Query	B	Return to Query

**THIS IS NOT A CERTIFIED SEARCH**  
 Data is current as of 1 AM on (09/17/2025)

PARCEL NUMBER: 29-J6S1 -001-045-000  
 Deed Book - Page: 01636-001031

**NAME:** LUZERNE COUNTY COMMISSIONERS  
**ADDRESS:** COURTHOUSE  
 WILKES BARRE  
 PA 18711  
**LOCATION:** Route 00011  
**DISTRICT:** 29 (HUNLOCK TWP)  
**DESCRIPTION:** 29-545-2 LCC  
**ASSESSED VALUE:** 21,600

No Delinquent Taxes on file.

PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH. YOU MAY ORDER A CERTIFIED SEARCH BY MAIL OR BY VISITING THE TAX CLAIM OFFICE.

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UPSET PRICE SALE  
PRIVATE BID SALE  
FREE & CLEAR SALE

# Tax Claim Bureau Deed

Deed No. 20786  
Free & Clear Sale  
February 26, 1968  
Sale No. 10

This Deed Made this 28th day of February, 1968

between the TAX CLAIM BUREAU, of the County of Luzerne, Pennsylvania, as Trustee, GRANTOR, and  
Luzerne County Commissioners  
Courthouse  
Wilkes-Barre, Pa. GRANTEE.

Witnesseth, that in consideration of \$ 1.00 in hand paid, receipt whereof is

hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, the following lot of land with

appurtenances: Hunlock Gardens  
J6 S1 B1 L45  
Township of Hunlock  
County of Luzerne  
State of Pennsylvania

Being the property formerly owned or reputed to be owned by Mary Zilk

the same having been sold under proceedings filed in the Tax  
Claim Bureau of the County of Luzerne to No. 29-545-1

under authority of the provisions of the Act of July 7, 1947, P. L. 1368, known as the Real Estate Tax Sale Law.

In Witness Whereof, said Grantor has hereunto caused this Deed to be executed by its Director the day  
and year first above written.

Signed, Sealed and Delivered  
in the presence of:

Mary Magalis

TAX CLAIM BUREAU OF LUZERNE COUNTY, TRUSTEE

By James A. Walters (SEAL)  
DIRECTOR

BOOK 1636 PAGE 1031

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LUZERNE

} ss:

On this, the 28th day of February, 1968

before me, the Prothonotary of the County of Luzerne, the undersigned officer, personally appeared  
James A. Walters, Director of the Tax Claim Bureau of the County of Luzerne,  
Commonwealth of Pennsylvania, of Kingston, Pa. known to  
me to be the person described in the foregoing instrument and acknowledged that he executed the same in the capacity therein  
stated and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

ENTERED FOR RECORD

at 11:00 A.M.

MAR 19 1968

Tax and Fees \$ 6.85

Frank C. Castellino

RECORDER

Richard H. Reichen

DEPUTY PROTHONOTARY

588

DEED

TAX CLAIM BUREAU

of

Luzerne County, Trustee

TO

Luzerne County Commissioners

Courthouse

Wilkes-Barre, Pa.

COMMONWEALTH of PENNSYLVANIA }  
COUNTY of LUZERNE } ss:

Recorded on this 19

day of March, 1968

in the Recorder's Office of said County in Deed

Book 1636 Page 1031

Given under my hand and the seal of the said

office the date above written.

Frank C. Castellino

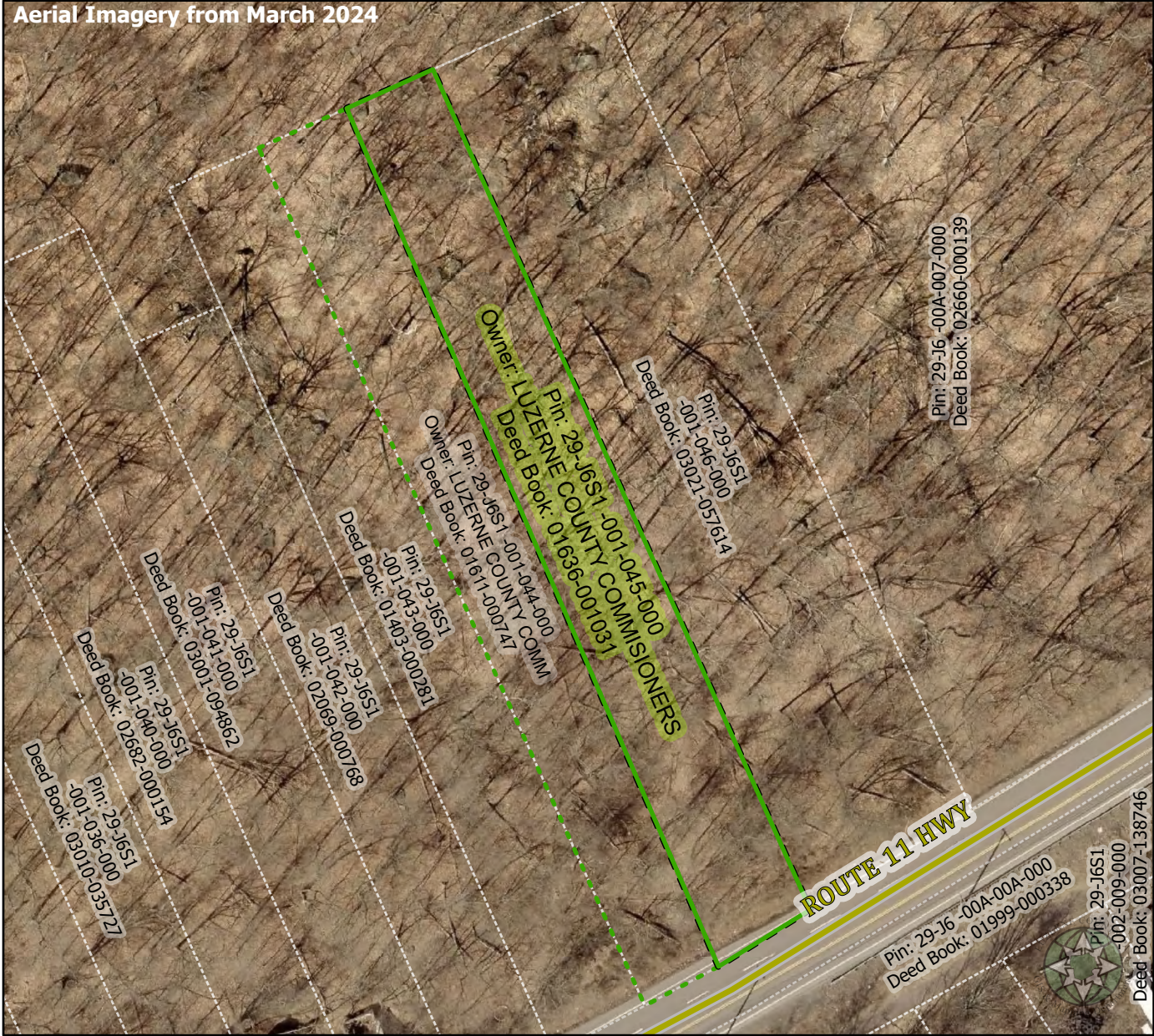
BOOK 1636 PAGE 1032



# Luzerne County Owned Property for Sale

## Parcel Identification Number: 29-J6S1 -001-045-000

© 2025 Luzerne County GIS/Mapping Department. Imagery, boundaries, and all other data provided for assessment purposes only, not to provide engineering or survey data.



### Parcel Info

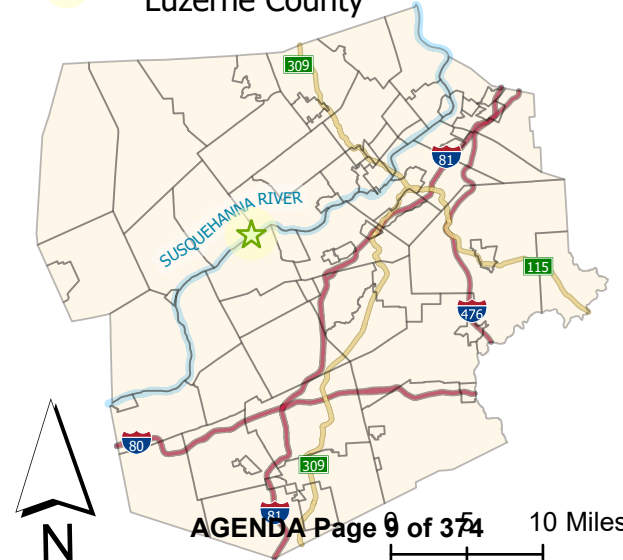
**PIN:** 29-J6S1 -001-045-000  
**Deed Book Page:** 01636-001031  
**Deeded Acres:** 0.544  
**Total Assessed Value:** \$21600  
**Muni:** HUNLOCK TOWNSHIP



Scan to View  
 Instructions for  
 Property Purchase

For more information on purchasing a county owned property, contact Lee Ann McDermott of the Luzerne County Real Estate Committee. [LeeAnn.McDermott@LuzerneCounty.org](mailto:LeeAnn.McDermott@LuzerneCounty.org)

- County Owned Parcel For Sale
- Parcel's Location Within Luzerne County



General Information		Legal Information	
Control Number	00075499	Neighborhood	
Parcel Number	29-J6S1 -001-045-000	Property Type	LX
Parcel Address	UNASSIGNED L-0123	Tax Status	X
School District	NORTHWEST AREA SD	Acres:	1
Municipality	HUNLOCK TOWNSHIP	Land Use Type:	600
		Card Number	1 of 0
		Assessment Property Class:	LX

(Assessment Property Class is NOT a Zoning Classification. Contact appropriate Municipality)

Current Ownership Information				
Owner Name	Owner Address	City	State	Zip
LUZERNE COUNTY COMMISSIONERS	COURTHOUSE	WILKES BARRE	PA	18711

Value Data		BASE YEAR: 2008		Land Information			
Base Year Value				Type	Description	Land Units	MKT VALUE
Land:	21,600	Land:	21,600	R-H	HOMESITE	AC 0.544	21,588
C&G Land:	0	C&G Land:	0	R-OP1	OPEN 1	AC 0.000	0
Improvements:	0	Improvements:	0	R-WD	WOOD	AC 0.000	0
Total:	21,600	Total:	21,600	Parcel Total Land Area		1	21,588

Sales History			
Deed Reference	Sale Date	Sale Price	Grantee
01636-001031	02-26-1968	0	LUZERNE COUNTY COMMISSIONERS

Miscellaneous Structures							
Outbuilding Description	Condition	Stories	Year Built	Length	Width	Total Area	OB Value

<b>Building Info</b>	<b>Bldg #</b>	<b>Card # 1 of 1</b>	<b>Sec # 1 of 0</b>
Year Built:			
Section Use:			
Stories:			
Condition:			
Wall Height:			
Ext Walls:			
Int Walls:			
Floors:			
Heat Type:			
Feature 1:			
Feature 2:			
Feature 3:			
Basement %:			
Structure:			

Commercial Income					
Bldg #	Sect #	Description	Area/Units	Rent per Unit	Gross Rent

**Property Notes**

Create Date	Note Text
09-14-2006	TO STATUS 7 PER COMMONWEALTH COURT OF PA

No Sketch

## Lawrence, Sharon

---

**From:** Montgomery, Kristin  
**Sent:** Friday, September 19, 2025 3:25 PM  
**To:** Lawrence, Sharon; Dysleski, Mary; Emel, Nadine; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** RE: NEW County Owned Property Application for Purchase DALMAS  
**Attachments:** LC 29-J6S1-001-065-000.pdf; LC 29-J6S1-001-044-000.pdf; LC 29-J6S1-001-045-000.pdf

Attached are the property record cards for this one, the sales price opinion is based on the fact that it's a buildable lot and, if in a rural area, will pass for a sewer system.

See below.

*Kristin L. Montgomery, CPE*  
Chief Assessor/Director of Assessment  
Luzerne County Assessment Office  
200 North River Street  
Wilkes Barre PA 18711  
570-825-1540

No matter the job, big or small, do it well or not at all.

---

**From:** Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>  
**Sent:** Thursday, September 18, 2025 1:22 PM  
**To:** Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>; Skene, Harry <Harry.Skene@luzernecounty.org>; Crake-Lapsansky, Shannon <Shannon.Crake-Lapsansky@luzernecounty.org>  
**Subject:** NEW County Owned Property Application for Purchase DALMAS

### DALMAS

PARCEL/APPL 1	29-J6S1-001-045-000	A/V \$21,600	*EFMV \$21,300 - \$28,800
PARCEL/APPL 2	29-J6S1-001-044-000	A/V \$21,800	*EFMV \$21,500 - \$29,100
PARCEL/APPL 3	29-J6S1-001-065-000	A/V \$21,800	*EFMV \$21,500 - \$29,100

All.

Please provide what is pertinent to your department....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion \*EFMV is A/V divided by CLR = Estimated Market Value with a 15% deviation low or high.
- Maps/Arial Photos

- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

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## Lawrence, Sharon

---

**From:** Nadine Emel <nadine@eliterevenue.com>  
**Sent:** Monday, September 22, 2025 1:13 PM  
**To:** Lawrence, Sharon  
**Subject:** Re: [EXTERNAL]: Re: NEW County Owned Property Application for Purchase DALMAS  
**Attachments:** Dalmas Statement of Accounts.pdf

Sharon,

Here you go

Nadine

On Mon, Sep 22, 2025 at 1:12 PM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

No attachments.....

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

**From:** Nadine Emel <[nadine@eliterevenue.com](mailto:nadine@eliterevenue.com)>  
**Sent:** Monday, September 22, 2025 12:26 PM  
**To:** Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)>  
**Subject:** Re: [EXTERNAL]: Re: NEW County Owned Property Application for Purchase DALMAS

Sharon,

Attached please find the statement of accounts for properties owned by the purchaser.

Thanks,

Nadine

On Mon, Sep 22, 2025 at 12:01 PM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

I also need to know if the buyers owe any delinquent taxes on any other properties.....

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

---

**From:** Nadine Emel <[nadine@eliterevenue.com](mailto:nadine@eliterevenue.com)>

**Sent:** Monday, September 22, 2025 11:48 AM

**To:** Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)>

**Cc:** Montgomery, Kristin <[Kristin.Montgomery@luzernecounty.org](mailto:Kristin.Montgomery@luzernecounty.org)>; Dysleski, Mary

<[Mary.Dysleski@luzernecounty.org](mailto:Mary.Dysleski@luzernecounty.org)>; Sine, Patrick <[Patrick.Sine@luzernecounty.org](mailto:Patrick.Sine@luzernecounty.org)>; McDermott, Lee Ann

<[LeeAnn.McDermott@luzernecounty.org](mailto:LeeAnn.McDermott@luzernecounty.org)>; Lescavage, Kevin <[Kevin.Lescavage@luzernecounty.org](mailto:Kevin.Lescavage@luzernecounty.org)>; Sabatino, Jimmy

<[Jimmy.Sabatino@LuzerneCounty.org](mailto:Jimmy.Sabatino@LuzerneCounty.org)>; Stephenson, Brittany <[Brittany.Stephenson@LuzerneCounty.org](mailto:Brittany.Stephenson@LuzerneCounty.org)>; Skene,

Harry <[Harry.Skene@luzernecounty.org](mailto:Harry.Skene@luzernecounty.org)>; Crake-Lapsansky, Shannon <[Shannon.Crake-Lapsansky@luzernecounty.org](mailto:Shannon.Crake-Lapsansky@luzernecounty.org)>

**Subject:** [EXTERNAL]: Re: NEW County Owned Property Application for Purchase DALMAS

---

**WARNING:** This message is from an external email address. Do not click any links or open any attachments unless you recognize the sender **AND** you know that the contents of the email are safe to open.

---

Good Morning,

Attached please find the statement of accounts for the 3 parcels requested. There are no delinquent taxes on any of the parcels.

Thank You,

Nadine

On Thu, Sep 18, 2025 at 1:22 PM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

DALMAS

PARCEL/APPL 1            29-J6S1-001-045-000

PARCEL/APPL 2            29-J6S1-001-044-000

PARCEL/APPL 3            29-J6S1-001-065-000

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

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RUN DATE: 09-22-25  
RUN TIME: 12:02:50  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEN  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655-4614

PARCEL: 29-J6 -00A-007-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-482-3  
DISTRICT: HUNLOCK TWP

A.V.  
8500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:02:54  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-003-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-54-2-D1-2  
DISTRICT: HUNLOCK TWP

A.V.  
300

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:02:58  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD & MARY  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655-4614

PARCEL: 29-J5 -00A-14C-000  
LOCATION: 205 CRAGLE HILL RD  
DESCRIPTION:  
29-80-1-D3A-1  
DISTRICT: HUNLOCK TWP

A.V.  
162400

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:05  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD & MARY A  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-007-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-100-3  
DISTRICT: HUNLOCK TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:09  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-006-000  
LOCATION: STATE ROUTE 11  
DESCRIPTION:  
29-58-6  
DISTRICT: HUNLOCK TWP

A.V.  
300

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:14  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-001-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-365-7  
DISTRICT: HUNLOCK TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:19  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-002-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-448-6  
DISTRICT: HUNLOCK TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:23  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-046-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-260-7  
DISTRICT: HUNLOCK TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:30  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655-4614

PARCEL: 49-I6 -00A-016-000  
LOCATION: W POPLAR ST  
DESCRIPTION:  
49-1003-5  
DISTRICT: PLYMOUTH TWP

A.V.  
8500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:35  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655-4614

PARCEL: 61-L4 -00A-06E-000  
LOCATION: Route 00011  
DESCRIPTION:  
61-269-1-D14  
DISTRICT: UNION TWP

A.V.  
4700

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:40  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J ETAL  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655

PARCEL: 61-K5S1A -001-01C-000  
LOCATION: Route 00011  
DESCRIPTION:  
61-269-2-D15-2  
DISTRICT: UNION TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:45  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J ETAL  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655

PARCEL: 61-K5S1A -001-01D-000  
LOCATION: Route 00011  
DESCRIPTION:  
61-269-2-D12-4  
DISTRICT: UNION TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

# **PROPOSAL PACKET**

**FOR**

**PURCHASE OF LUZERNE COUNTY PROPERTY**

- 1. Notice**
- 2. Procedure**
- 3. Proposal Form**
- 4. Certification**

# NOTICE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

---

1. The County of Luzerne currently holds title to various property throughout Luzerne County.
2. The County is seeking to offer these parcels for sale to willing purchasers.
3. It is expressly understood and agreed that the purchaser, as acknowledged below, is aware of all potential risks involved in this sale.
4. Luzerne County does not convey title by general warranty. Luzerne County shall convey title by quitclaim deed only and shall be held harmless and released of any liability from any effects of potential risks or defects in title. It shall be the sole responsibility of the proposed purchaser to perform or cause to be performed title searches and pay the costs associated with such searches.
5. Per the Luzerne County Home Rule Charter, the sale of real estate requires the approval of Luzerne County Council.
6. Luzerne County reserves the right to negotiate the price of sale with any prospective purchaser.
7. As required by Pennsylvania law, Luzerne County will not convey any property if the transaction is not for fair market value, nor if it is determined to not be in the best interests of Luzerne County.
8. Fair market value is defined as the most probable price, expressed in terms of money, that a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.
9. As required by Pennsylvania law, any transaction must be advertised for one day, with a ten (10) day waiting period, in a newspaper of general circulation in Luzerne County before the transaction may be finalized. All costs of advertisement are to be borne by the proposed purchaser.
10. The proposed purchaser must confirm that he/she is not delinquent in paying real estate taxes for any property assessed to him/her in Luzerne County and does not have municipal utility bills, in any municipality of Luzerne County, that are more than one year outstanding.
11. It is expressly prohibited for individuals/entities to engage in straw purchases wherein the parcel to be purchased is then transferred to an otherwise ineligible purchaser per the requirements of paragraph 10 herein.
12. Payment for the purchase of property must be made in full within 72 hours and all funds must be made payable to Luzerne County Treasurer in the form of cash, money order, cashier's check, or certified check. Personal checks will not be accepted. All parties are advised to consult an attorney with any legal questions regarding the purchase of this property. The employees and agents of Luzerne County are not permitted to provide legal advice to prospective purchasers.

Please sign and date in the space below indicating that you have read and agree to the terms detailed above.

LEONARD J. DALMAS

PROPOSED PURCHASER (PRINT)

Leonard J. Dalmás

PROPOSED PURCHASER (SIGNATURE)

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

3-3-25

DATE

# PROCEDURE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

1. The proposed purchaser shall be responsible for preparing the Proposal Packet, which shall include the Notice, Procedure, Proposal and Certification signed and dated where indicated. The packet is not complete unless the Certification is notarized, and such packet shall be rejected if not notarized.
2. The proposed purchaser shall submit the complete packet of documents to the Luzerne County Clerk of Council. Mailing address: 200 N. River Street, Wilkes-Barre, PA 18711. Contact phone number: 570-825-1634.
3. The Clerk of Council shall forward proposal packets to the Luzerne County Council Real Estate Committee, Luzerne County Assessor's Office, Luzerne County Office of Law, and any other necessary department for review and for the required documentation for the property.
4. Upon receipt of the required documentation set forth above, the Clerk of Council will forward the necessary documents to the Real Estate Committee for inclusion in the previously provided packet for review. The packet may be referred to Council for inclusion on a Work Session. Additional documentation may be requested.
5. At a Council Work Session, the proposal, along with any other supporting documentation, will be reviewed by Council. Any additional supporting documentation can be requested by Council, OR if the proposal packet is deemed sufficient, Council may move the request to a Voting Session for a motion to allow the proposed purchaser to place the required advertisement. **(Approval for advertisement does not transfer property to purchaser; Luzerne County specifically retains the right to continue to negotiate the purchase with the proposed purchaser or with other interested parties following the advertisement.)**
6. Upon approval by Council to advertise, the Clerk of Council will provide the text of the legal advertisement to the proposed purchaser. The proposed purchaser shall be responsible for placing the advertisement with a newspaper of general circulation in Luzerne County and paying the costs of the advertisement directly to the newspaper.
7. The proposed purchaser shall provide a copy of the advertisement and proof (paid receipt) from the newspaper to the Luzerne County Clerk of Council.
8. At a subsequent Voting Session, Luzerne County Council, by Resolution adopted by at least a majority of its current members, shall then authorize the property to be transferred.
9. In the case of more than one offer on a property, a sealed bid process will be required. Bids will be opened in a public meeting. The highest bid will be accepted.
10. In the event there are multiple matching bids submitted, Luzerne County shall then hold a public auction on the property in question wherein the highest bid submitted at the auction shall be accepted.

LEONARD J. DALMAS  
PROPOSED PURCHASER (PRINT)

\_\_\_\_\_  
PROPOSED PURCHASER (PRINT)

Leonard J. Dalmas  
PROPOSED PURCHASER (SIGNATURE)

\_\_\_\_\_  
PROPOSED PURCHASER (SIGNATURE)

3-3-25

DATE

**PROPOSAL FORM**

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I/We, LEONARD J. DALMAS, hereby submit a proposal offer in the amount of \$ 500.00 for the property currently owned by the County of Luzerne, Pennsylvania.

Property Parcel No.: 29-J6S1-001-044-000

Current assessed value: \$ 21,800 (may not equal the fair market value)

Description of property (provide street address if known):  
ROUTE 11 HWY HUNLOCK TOWNSHIP PA.

This property is situated in:  
HUNLOCK TOWNSHIP (Municipality)  
NORTHWEST (School District)

Print Name(s) clearly exactly how it (they) will appear on the deed:  
LEONARD J. DALMAS

Specific Relationship:  Single  Married  Separated, but married  Divorced  Tenants in Common

Mailing address: 205 CRAGLE HILL RD SHICKSHANNY PA. 18655

Telephone number: 570 542-7331

*\*Please allow 8 to 12 weeks for the process to be completed by Council. Deed preparation and transfer of property will take an additional 1 to 2 weeks after Council's approval.*

LEONARD J. DALMAS  
PROPOSED PURCHASER (PRINT)

Leonard J. Dalmás  
PROPOSED PURCHASER (SIGNATURE)

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

3-3-25  
DATE



**CERTIFICATION**

(Must be notarized)

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I, LEONARD J. DALMAS, do hereby certify the following:

1. I am an adult individual authorized to make this Certification.
2. I hereby certify the following:
  - a. I am not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County; and
  - b. I am not delinquent in paying municipal utility bills owed to municipalities within Luzerne County.
  - c. I am not purchasing the property on behalf of someone who is delinquent in paying real estate taxes owed to taxing bodies within Luzerne County or someone who is delinquent in paying municipal utility bills owed to municipalities within Luzerne County.

The facts set forth above are true and correct upon the undersigned's personal knowledge information and belief. This written statement of fact is made by the undersigned subject to the penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities, this 3 day of March, 2025

Leonard J. Dalmás  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

If purchaser is a business entity, list relationship to that business here \_\_\_\_\_

Sworn and subscribed

Before me this 3 day of March, 2025

Ann Marie Ceppa  
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Ann Marie Ceppa, Notary Public
Luzerne County
My commission expires August 7, 2028
Commission number 1025169
Member, Pennsylvania Association of Notaries

## Luzerne County Tax Claim Bureau

Search Result 1 of 1

[Return to Results](#)

[New Search](#)

Keyboard Shortcuts			
N	Next Result	P	Previous Result
Q	New Query	B	Return to Query

**THIS IS NOT A CERTIFIED SEARCH**  
 Data is current as of 1 AM on (09/17/2025)

PARCEL NUMBER: 29-J6S1 -001-044-000  
 Deed Book - Page: 01611-000747

<b>NAME:</b>	LUZERNE COUNTY COMM
<b>ADDRESS:</b>	COURT HOUSE WILKES BARRE PA 18711
<b>LOCATION:</b>	Route 00011
<b>DISTRICT:</b>	29 (HUNLOCK TWP)
<b>DESCRIPTION:</b>	29-394-2 LCC
<b>ASSESSED VALUE:</b>	21,800

No Delinquent Taxes on file.

PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH. YOU MAY ORDER A CERTIFIED SEARCH BY MAIL OR BY VISITING THE TAX CLAIM OFFICE.

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UPSET PRICE SALE  
PRIVATE BID SALE  
FREE & CLEAR SALE

# Tax Claim Bureau Deed

DEED NO. 20575  
FREE & CLEAR SALE  
FEBRUARY 24, 1967  
SALE NO. 5

This Deed Made this 28th day of February, 1967,

between the TAX CLAIM BUREAU, of the County of Luzerne, Pennsylvania, as Trustee, GRANTOR, and  
Luzerne County Commissioners

Court House

Wilkes-Barre, Pa.

GRANTEE.

Witnesseth, that in consideration of \$ 1.00 in hand paid, receipt whereof is

hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, the following lot of land with

appurtenances: Hunlock Gardens  
DB 760 P 440  
J6 S1 B1 L44  
Township of Hunlock  
County of Luzerne  
State of Pennsylvania  
PETITION NO. 113  
# 113 OCT 1966

Being the property formerly owned or reputed to be owned by Joseph Rogowicz

the same having been sold under proceedings filed in the Tax

Claim Bureau of the County of Luzerne to No. 29-394-1

under authority of the provisions of the Act of July 7, 1947, P. L. 1368, known as the Real Estate Tax Sale Law.

In Witness Whereof, said Grantor has hereunto caused this Deed to be executed by its Director the day

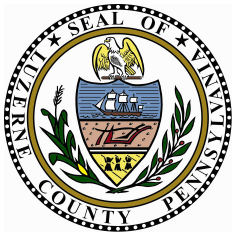
and year first above written.



TAX CLAIM BUREAU OF LUZERNE COUNTY, TRUSTEE

By J. Donald Eder (SEAL)  
DIRECTOR

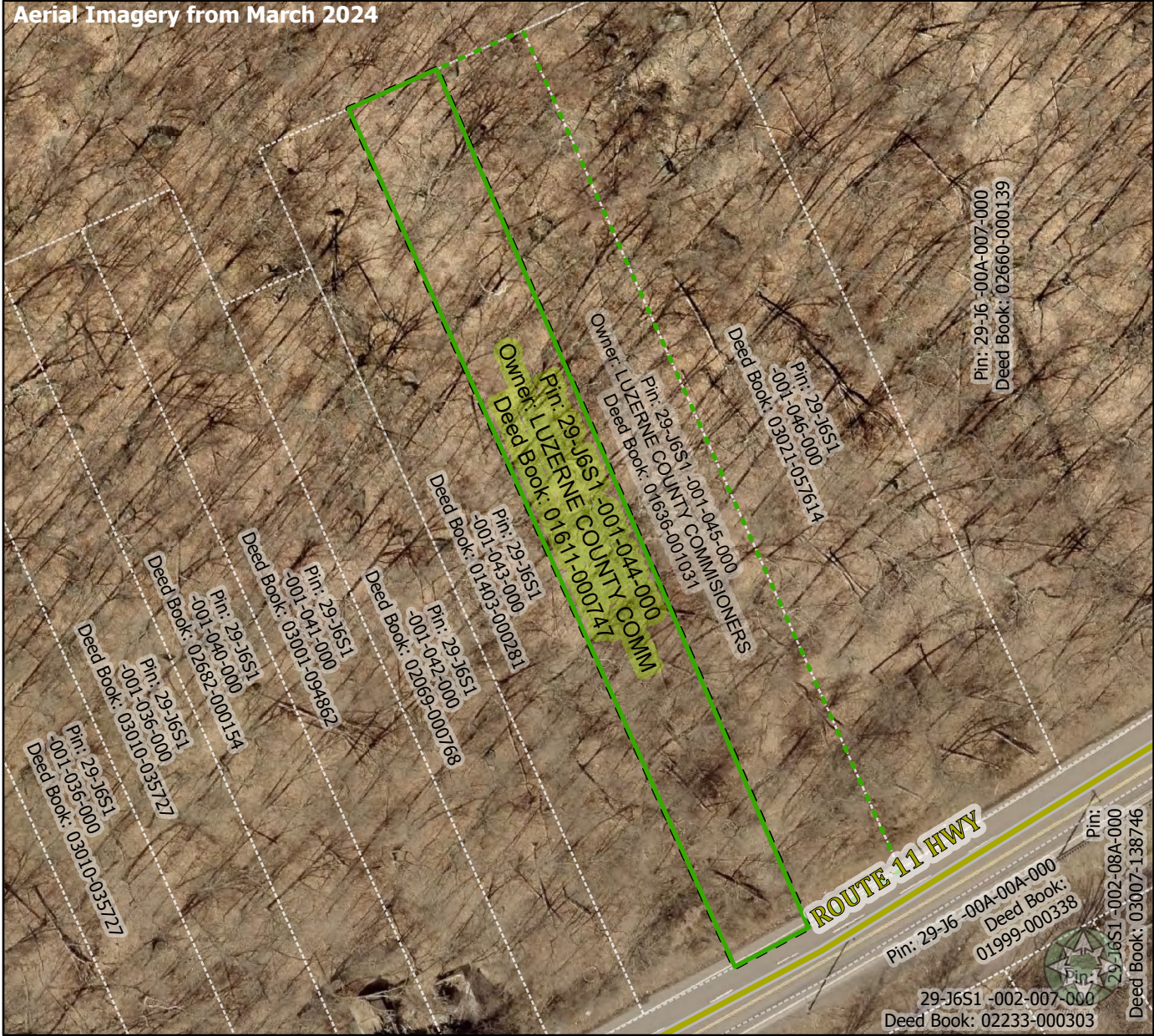
BOOK 1611 PAGE 747



# Luzerne County Owned Property for Sale

## Parcel Identification Number: 29-J6S1 -001-044-000

© 2025 Luzerne County GIS/Mapping Department. Imagery, boundaries, and all other data provided for assessment purposes only, not to provide engineering or survey data.



### Parcel Info

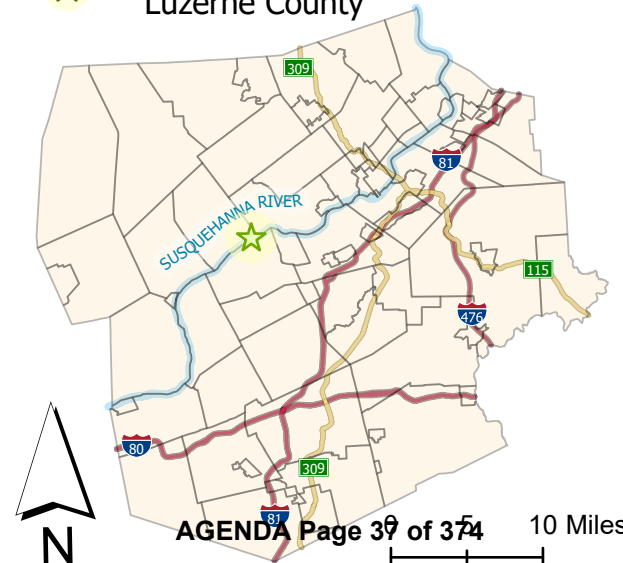
PIN: 29-J6S1 -001-044-000  
 Deed Book Page: 01611-000747  
 Deeded Acres: 0.551  
 Total Assessed Value: \$21800  
 Muni: HUNLOCK TOWNSHIP



Scan to View  
 Instructions for  
 Property Purchase

For more information on purchasing a county owned property, contact Lee Ann McDermott of the Luzerne County Real Estate Committee. [LeeAnn.McDermott@LuzerneCounty.org](mailto:LeeAnn.McDermott@LuzerneCounty.org)

- County Owned Parcel For Sale
- Parcel's Location Within Luzerne County



General Information		Legal Information	
Control Number	00075498	Neighborhood	
Parcel Number	29-J6S1 -001-044-000	Property Type	LX
Parcel Address	UNASSIGNED L-0122	Tax Status	X
School District	NORTHWEST AREA SD	Acres:	1
Municipality	HUNLOCK TOWNSHIP	Land Use Type:	600
		Card Number	1 of 0
		Assessment Property Class:	LX

(Assessment Property Class is NOT a Zoning Classification. Contact appropriate Municipality)

Current Ownership Information				
Owner Name	Owner Address	City	State	Zip
LUZERNE COUNTY COMM	COURT HOUSE	WILKES BARRE	PA	18711

Value Data		BASE YEAR: 2008		Land Information			
Base Year Value				Type	Description	Land Units	MKT VALUE
Land:	21,800	Land:	21,800	R-H	HOMESITE	AC 0.551	21,801
C&G Land:	0	C&G Land:	0	R-OP1	OPEN 1	AC 0.000	0
Improvements:	0	Improvements:	0	R-WD	WOOD	AC 0.000	0
Total:	21,800	Total:	21,800	Parcel Total Land Area		1	21,801

Sales History			
Deed Reference	Sale Date	Sale Price	Grantee
01611-000747	02-28-1967	1	LUZERNE COUNTY COMM
00760-000440	01-16-1937	1	ROGOWICZ, TESSIE R

Miscellaneous Structures							
Outbuilding Description	Condition	Stories	Year Built	Length	Width	Total Area	OB Value

<b>Building Info</b>	<b>Bldg #</b>	<b>Card # 1 of 1</b>	<b>Sec # 1 of 0</b>
Year Built:			
Section Use:			
Stories:			
Condition:			
Wall Height:			
Ext Walls:			
Int Walls:			
Floors:			
Heat Type:			
Feature 1:			
Feature 2:			
Feature 3:			
Basement %:			
Structure:			

Commercial Income					
Bldg #	Sect #	Description	Area/Units	Rent per Unit	Gross Rent

**Property Notes**

Create Date	Note Text
09-14-2006	TO STATUS 7 PER COMMONWEALTH COURT OF PA

No Sketch

## Lawrence, Sharon

---

**From:** Montgomery, Kristin  
**Sent:** Friday, September 19, 2025 3:25 PM  
**To:** Lawrence, Sharon; Dysleski, Mary; Emel, Nadine; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** RE: NEW County Owned Property Application for Purchase DALMAS  
**Attachments:** LC 29-J6S1-001-065-000.pdf; LC 29-J6S1-001-044-000.pdf; LC 29-J6S1-001-045-000.pdf

Attached are the property record cards for this one, the sales price opinion is based on the fact that it's a buildable lot and, if in a rural area, will pass for a sewer system.

See below.

*Kristin L. Montgomery, CPE*  
Chief Assessor/Director of Assessment  
Luzerne County Assessment Office  
200 North River Street  
Wilkes Barre PA 18711  
570-825-1540

No matter the job, big or small, do it well or not at all.

---

**From:** Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>  
**Sent:** Thursday, September 18, 2025 1:22 PM  
**To:** Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>; Skene, Harry <Harry.Skene@luzernecounty.org>; Crake-Lapsansky, Shannon <Shannon.Crake-Lapsansky@luzernecounty.org>  
**Subject:** NEW County Owned Property Application for Purchase DALMAS

### DALMAS

PARCEL/APPL 1	29-J6S1-001-045-000	A/V \$21,600	*EFMV \$21,300 - \$28,800
PARCEL/APPL 2	29-J6S1-001-044-000	A/V \$21,800	*EFMV \$21,500 - \$29,100
PARCEL/APPL 3	29-J6S1-001-065-000	A/V \$21,800	*EFMV \$21,500 - \$29,100

All.

Please provide what is pertinent to your department....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and **Sales Price Opinion** \*EFMV is A/V divided by CLR = Estimated Market Value with a 15% deviation low or high.
- Maps/Arial Photos

- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

**If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at [Cybersecurity@LuzerneCounty.org](mailto:Cybersecurity@LuzerneCounty.org)**

## Lawrence, Sharon

---

**From:** Nadine Emel <nadine@eliterevenue.com>  
**Sent:** Monday, September 22, 2025 1:13 PM  
**To:** Lawrence, Sharon  
**Subject:** Re: [EXTERNAL]: Re: NEW County Owned Property Application for Purchase DALMAS  
**Attachments:** Dalmas Statement of Accounts.pdf

Sharon,

Here you go

Nadine

On Mon, Sep 22, 2025 at 1:12 PM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

No attachments.....

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

**From:** Nadine Emel <[nadine@eliterevenue.com](mailto:nadine@eliterevenue.com)>  
**Sent:** Monday, September 22, 2025 12:26 PM  
**To:** Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)>  
**Subject:** Re: [EXTERNAL]: Re: NEW County Owned Property Application for Purchase DALMAS

Sharon,

Attached please find the statement of accounts for properties owned by the purchaser.

Thanks,

Nadine

On Mon, Sep 22, 2025 at 12:01 PM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

I also need to know if the buyers owe any delinquent taxes on any other properties.....

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

---

**From:** Nadine Emel <[nadine@eliterevenue.com](mailto:nadine@eliterevenue.com)>

**Sent:** Monday, September 22, 2025 11:48 AM

**To:** Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)>

**Cc:** Montgomery, Kristin <[Kristin.Montgomery@luzernecounty.org](mailto:Kristin.Montgomery@luzernecounty.org)>; Dysleski, Mary

<[Mary.Dysleski@luzernecounty.org](mailto:Mary.Dysleski@luzernecounty.org)>; Sine, Patrick <[Patrick.Sine@luzernecounty.org](mailto:Patrick.Sine@luzernecounty.org)>; McDermott, Lee Ann

<[LeeAnn.McDermott@luzernecounty.org](mailto:LeeAnn.McDermott@luzernecounty.org)>; Lescavage, Kevin <[Kevin.Lescavage@luzernecounty.org](mailto:Kevin.Lescavage@luzernecounty.org)>; Sabatino, Jimmy

<[Jimmy.Sabatino@LuzerneCounty.org](mailto:Jimmy.Sabatino@LuzerneCounty.org)>; Stephenson, Brittany <[Brittany.Stephenson@LuzerneCounty.org](mailto:Brittany.Stephenson@LuzerneCounty.org)>; Skene,

Harry <[Harry.Skene@luzernecounty.org](mailto:Harry.Skene@luzernecounty.org)>; Crake-Lapsansky, Shannon <[Shannon.Crake-Lapsansky@luzernecounty.org](mailto:Shannon.Crake-Lapsansky@luzernecounty.org)>

**Subject:** [EXTERNAL]: Re: NEW County Owned Property Application for Purchase DALMAS

---

**WARNING:** This message is from an external email address. Do not click any links or open any attachments unless you recognize the sender **AND** you know that the contents of the email are safe to open.

---

Good Morning,

Attached please find the statement of accounts for the 3 parcels requested. There are no delinquent taxes on any of the parcels.

Thank You,

Nadine

On Thu, Sep 18, 2025 at 1:22 PM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

DALMAS

PARCEL/APPL 1            29-J6S1-001-045-000

PARCEL/APPL 2            29-J6S1-001-044-000

PARCEL/APPL 3            29-J6S1-001-065-000

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

**If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at [Cybersecurity@LuzerneCounty.org](mailto:Cybersecurity@LuzerneCounty.org)**

RUN DATE: 09-22-25  
RUN TIME: 12:02:50  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEN  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655-4614

PARCEL: 29-J6 -00A-007-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-482-3  
DISTRICT: HUNLOCK TWP

A.V.  
8500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:02:54  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-003-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-54-2-D1-2  
DISTRICT: HUNLOCK TWP

A.V.  
300

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:02:58  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD & MARY  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655-4614

PARCEL: 29-J5 -00A-14C-000  
LOCATION: 205 CRAGLE HILL RD  
DESCRIPTION:  
29-80-1-D3A-1  
DISTRICT: HUNLOCK TWP

A.V.  
162400

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:05  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD & MARY A  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-007-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-100-3  
DISTRICT: HUNLOCK TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:09  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-006-000  
LOCATION: STATE ROUTE 11  
DESCRIPTION:  
29-58-6  
DISTRICT: HUNLOCK TWP

A.V.  
300

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:14  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-001-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-365-7  
DISTRICT: HUNLOCK TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:19  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-002-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-448-6  
DISTRICT: HUNLOCK TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:23  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-046-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-260-7  
DISTRICT: HUNLOCK TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:30  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655-4614

PARCEL: 49-I6 -00A-016-000  
LOCATION: W POPLAR ST  
DESCRIPTION:  
49-1003-5  
DISTRICT: PLYMOUTH TWP

A.V.  
8500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:35  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655-4614

PARCEL: 61-L4 -00A-06E-000  
LOCATION: Route 00011  
DESCRIPTION:  
61-269-1-D14  
DISTRICT: UNION TWP

A.V.  
4700

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:40  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J ETAL  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655

PARCEL: 61-K5S1A -001-01C-000  
LOCATION: Route 00011  
DESCRIPTION:  
61-269-2-D15-2  
DISTRICT: UNION TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:45  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J ETAL  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655

PARCEL: 61-K5S1A -001-01D-000  
LOCATION: Route 00011  
DESCRIPTION:  
61-269-2-D12-4  
DISTRICT: UNION TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

# **PROPOSAL PACKET**

**FOR**

**PURCHASE OF LUZERNE COUNTY PROPERTY**

- 1. Notice**
- 2. Procedure**
- 3. Proposal Form**
- 4. Certification**

# NOTICE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

---

1. The County of Luzerne currently holds title to various property throughout Luzerne County.
2. The County is seeking to offer these parcels for sale to willing purchasers.
3. It is expressly understood and agreed that the purchaser, as acknowledged below, is aware of all potential risks involved in this sale.
4. Luzerne County does not convey title by general warranty. Luzerne County shall convey title by quitclaim deed only and shall be held harmless and released of any liability from any effects of potential risks or defects in title. It shall be the sole responsibility of the proposed purchaser to perform or cause to be performed title searches and pay the costs associated with such searches.
5. Per the Luzerne County Home Rule Charter, the sale of real estate requires the approval of Luzerne County Council.
6. Luzerne County reserves the right to negotiate the price of sale with any prospective purchaser.
7. As required by Pennsylvania law, Luzerne County will not convey any property if the transaction is not for fair market value, nor if it is determined to not be in the best interests of Luzerne County.
8. Fair market value is defined as the most probable price, expressed in terms of money, that a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.
9. As required by Pennsylvania law, any transaction must be advertised for one day, with a ten (10) day waiting period, in a newspaper of general circulation in Luzerne County before the transaction may be finalized. All costs of advertisement are to be borne by the proposed purchaser.
10. The proposed purchaser must confirm that he/she is not delinquent in paying real estate taxes for any property assessed to him/her in Luzerne County and does not have municipal utility bills, in any municipality of Luzerne County, that are more than one year outstanding.
11. It is expressly prohibited for individuals/entities to engage in straw purchases wherein the parcel to be purchased is then transferred to an otherwise ineligible purchaser per the requirements of paragraph 10 herein.
12. Payment for the purchase of property must be made in full within 72 hours and all funds must be made payable to Luzerne County Treasurer in the form of cash, money order, cashier's check, or certified check. Personal checks will not be accepted. All parties are advised to consult an attorney with any legal questions regarding the purchase of this property. The employees and agents of Luzerne County are not permitted to provide legal advice to prospective purchasers.

Please sign and date in the space below indicating that you have read and agree to the terms detailed above.

LEONARD J. DALMAS

PROPOSED PURCHASER (PRINT)

*Leonard J. Dalmás*

PROPOSED PURCHASER (SIGNATURE)

\_\_\_\_\_  
PROPOSED PURCHASER (PRINT)

\_\_\_\_\_  
PROPOSED PURCHASER (SIGNATURE)

3-3-25

DATE

# PROCEDURE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

1. The proposed purchaser shall be responsible for preparing the Proposal Packet, which shall include the Notice, Procedure, Proposal and Certification signed and dated where indicated. The packet is not complete unless the Certification is notarized, and such packet shall be rejected if not notarized.
2. The proposed purchaser shall submit the complete packet of documents to the Luzerne County Clerk of Council. Mailing address: 200 N. River Street, Wilkes-Barre, PA 18711. Contact phone number: 570-825-1634.
3. The Clerk of Council shall forward proposal packets to the Luzerne County Council Real Estate Committee, Luzerne County Assessor's Office, Luzerne County Office of Law, and any other necessary department for review and for the required documentation for the property.
4. Upon receipt of the required documentation set forth above, the Clerk of Council will forward the necessary documents to the Real Estate Committee for inclusion in the previously provided packet for review. The packet may be referred to Council for inclusion on a Work Session. Additional documentation may be requested.
5. At a Council Work Session, the proposal, along with any other supporting documentation, will be reviewed by Council. Any additional supporting documentation can be requested by Council, OR if the proposal packet is deemed sufficient, Council may move the request to a Voting Session for a motion to allow the proposed purchaser to place the required advertisement. **(Approval for advertisement does not transfer property to purchaser; Luzerne County specifically retains the right to continue to negotiate the purchase with the proposed purchaser or with other interested parties following the advertisement.)**
6. Upon approval by Council to advertise, the Clerk of Council will provide the text of the legal advertisement to the proposed purchaser. The proposed purchaser shall be responsible for placing the advertisement with a newspaper of general circulation in Luzerne County and paying the costs of the advertisement directly to the newspaper.
7. The proposed purchaser shall provide a copy of the advertisement and proof (paid receipt) from the newspaper to the Luzerne County Clerk of Council.
8. At a subsequent Voting Session, Luzerne County Council, by Resolution adopted by at least a majority of its current members, shall then authorize the property to be transferred.
9. In the case of more than one offer on a property, a sealed bid process will be required. Bids will be opened in a public meeting. The highest bid will be accepted.
10. In the event there are multiple matching bids submitted, Luzerne County shall then hold a public auction on the property in question wherein the highest bid submitted at the auction shall be accepted.

LEONARD J. DALMAS

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (PRINT)

Leonard J. Dalmas  
PROPOSED PURCHASER (SIGNATURE)

PROPOSED PURCHASER (SIGNATURE)

3-3-25

DATE

**PROPOSAL FORM**

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I/We, LEONARD J. DALMAS, hereby submit a proposal offer in the amount of \$ 500.<sup>00</sup> for the property currently owned by the County of Luzerne, Pennsylvania.

Property Parcel No.: 29-J6S1-001-065-000

Current assessed value: \$ 16,500 (may not equal the fair market value)

Description of property (provide street address if known):

ROUTE 11 HWY HUNLOCK TOWNSHIP PA

This property is situated in:

HUNLOCK TOWNSHIP (Municipality)

NORTHWEST (School District)

Print Name(s) clearly exactly how it (they) will appear on the deed:

LEONARD J DALMAS

Specific Relationship:  Single  Married  Separated, but married  Divorced  Tenants in Common

Mailing address: 205 CRAGLE HILL RD SHICKSHINNY PA 18655

Telephone number: 570 542-7331

*\*Please allow 8 to 12 weeks for the process to be completed by Council. Deed preparation and transfer of property will take an additional 1 to 2 weeks after Council's approval.*

LEONARD J. DALMAS  
PROPOSED PURCHASER (PRINT)

Leonard J Dalmas  
PROPOSED PURCHASER (SIGNATURE)

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

3-3-25  
DATE

**CERTIFICATION**

(Must be notarized)

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I, LEONARD J. DALMAS, do hereby certify the following:

1. I am an adult individual authorized to make this Certification.
2. I hereby certify the following:
  - a. I am not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County; and
  - b. I am not delinquent in paying municipal utility bills owed to municipalities within Luzerne County.
  - c. I am not purchasing the property on behalf of someone who is delinquent in paying real estate taxes owed to taxing bodies within Luzerne County or someone who is delinquent in paying municipal utility bills owed to municipalities within Luzerne County.

The facts set forth above are true and correct upon the undersigned's personal knowledge information and belief. This written statement of fact is made by the undersigned subject to the penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities, this 3 day of March, 2025

Leonard J. Dalmás  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

If purchaser is a business entity, list relationship to that business here \_\_\_\_\_

Sworn and subscribed

Before me this 3 day of March, 2025

Ann Marie Ceppa  
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Ann Marie Ceppa, Notary Public
Luzerne County
My commission expires August 7, 2028
Commission number 1025169
Member, Pennsylvania Association of Notaries

**Luzerne County Tax Claim Bureau**

Search Result 1 of 1

Return to Results

New Search

Keyboard Shortcuts			
N	Next Result	P	Previous Result
Q	New Query	B	Return to Query

**THIS IS NOT A CERTIFIED SEARCH**  
Data is current as of 1 AM on (09/17/2025)

PARCEL NUMBER: 29-J6S1 -001-065-000  
Deed Book - Page: 02180-000432

**NAME:** LUZERNE COUNTY COMM  
**ADDRESS:** LUZERNE CTY COURT HOUSE  
WILKES BARRE  
PA 18702  
**LOCATION:** Route 00011  
**DISTRICT:** 29 (HUNLOCK TWP)  
**DESCRIPTION:** 29-47-3  
**ASSESSED VALUE:** 16,500

No Delinquent Taxes on file.

PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH. YOU MAY ORDER A CERTIFIED SEARCH BY MAIL OR BY VISITING THE TAX CLAIM OFFICE.

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UPSET PRICE SALE  
PRIVATE BID SALE  
FREE & CLEAR SALE

# Tax Claim Bureau Deed

FREE & CLEAR SALE  
DECEMBER 5, 1985

Sale No. 44  
DEED NO. 22091

This Deed Made this 11th day of December, 1985

between the TAX CLAIM BUREAU, of the County of Luzerne, Pennsylvania, as Trustee, GRANTOR, and  
Luzerne County Commissioners

Luzerne County Courthouse

Wilkes-Barre, Pennsylvania 18711

GRANTEE

Witnesseth, that in consideration of \$ 1.00 in hand paid, receipt whereof is

hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, the following lot of land with

appurtenances:

**Hunlock Gardens  
Map J6; Blk. 0, Lot 0  
Plate No. 29-47-3  
Township of Hunlock  
County of Luzerne  
State of Pennsylvania**

PETITION FOR RULE TO SELL  
3134-C TERM. 1985

Being the property formerly owned or reputed to be owned by Maude Ratchford a/k/a Maude P. Ratchford

the same having been sold under proceedings filed in the Tax

Claim Bureau of the County of Luzerne to No. 29-47-2

under authority of the provisions of the Act of July 7, 1947, P. L. 1368, known as the Real Estate Tax Sale Law.

In Witness Whereof, said Grantor has hereto caused this Deed to be executed by its Director the day

and year first above written.

Signed, Sealed and Delivered  
in the presence of

*Maude Ratchford*

TAX CLAIM BUREAU OF LUZERNE COUNTY, TRUSTEE

By *James M. ...*  
DIRECTOR

600-2180:432 432

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LUZERNE

} ss:

On this, the 11th day of December, 19 85

before me, the Prothonotary of the County of Luzerne, the undersigned officer, personally appeared  
Janet M. Augustine Director of the Tax Claim Bureau of the County of Luzerne,  
Commonwealth of Pennsylvania, of the Township of Newport, known to  
me to be the person described in the foregoing instrument and acknowledged that he executed the same in the capacity therein  
stated and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

*Ernest E. Duffy*

11001

DEED

TAX CLAIM BUREAU

Luzerne County, Trustee

TO

Luzerne County Commissioners

Luzerne County Courthouse

Wilkes-Barre, Pennsylvania 18711

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LUZERNE

Recorded on this 24th day of Dec., 19 85

in the Recorder's Office of said County in Deed

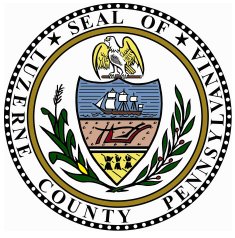
Book 2112 Page 836

Given under my hand and the seal of the said office the date above written. 21 846

*Frank C. Bostall*

RECORDER

RECORDER



# Luzerne County Owned Property for Sale

Parcel Identification Number: **29-J6S1 -001-065-000**

© 2025 Luzerne County GIS/Mapping Department. Imagery, boundaries, and all other data provided for assessment purposes only, not to provide engineering or survey data.

Aerial Imagery from March 2024



0 140 280 560 Feet  
Luzerne County Real Estate Committee Meeting September 25, 2025

## Parcel Info

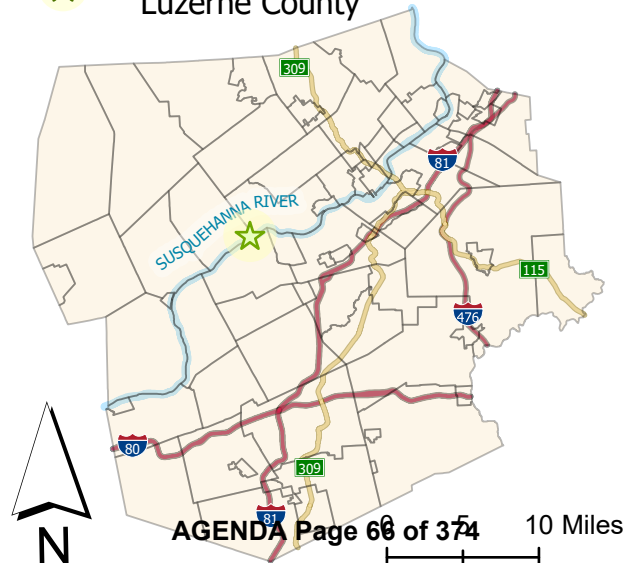
PIN: 29-J6S1 -001-065-000  
Deed Book Page: 02180-000432  
Deeded Acres: 0.376  
Total Assessed Value: \$16500  
Muni: HUNLOCK TOWNSHIP



Scan to View  
Instructions for  
Property Purchase

For more information on purchasing a county owned property, contact Lee Ann McDermott of the Luzerne County Real Estate Committee. [LeeAnn.McDermott@LuzerneCounty.org](mailto:LeeAnn.McDermott@LuzerneCounty.org)

- County Owned Parcel For Sale
- Parcel's Location Within Luzerne County



General Information		Legal Information	
Control Number	00075498	Neighborhood	
Parcel Number	29-J6S1 -001-044-000	Property Type	LX
Parcel Address	UNASSIGNED L-0122	Tax Status	X
School District	NORTHWEST AREA SD	Acres:	1
Municipality	HUNLOCK TOWNSHIP	Land Use Type:	600
		Card Number	1 of 0
		Assessment Property Class:	LX

(Assessment Property Class is NOT a Zoning Classification. Contact appropriate Municipality)

Current Ownership Information				
Owner Name	Owner Address	City	State	Zip
LUZERNE COUNTY COMM	COURT HOUSE	WILKES BARRE	PA	18711

Value Data		BASE YEAR: 2008		Land Information			
Base Year Value				Type	Description	Land Units	MKT VALUE
Land:	21,800	Land:	21,800	R-H	HOMESITE	AC 0.551	21,801
C&G Land:	0	C&G Land:	0	R-OP1	OPEN 1	AC 0.000	0
Improvements:	0	Improvements:	0	R-WD	WOOD	AC 0.000	0
Total:	21,800	Total:	21,800	Parcel Total Land Area		1	21,801

Sales History			
Deed Reference	Sale Date	Sale Price	Grantee
01611-000747	02-28-1967	1	LUZERNE COUNTY COMM
00760-000440	01-16-1937	1	ROGOWICZ, TESSIE R

Miscellaneous Structures							
Outbuilding Description	Condition	Stories	Year Built	Length	Width	Total Area	OB Value

<b>Building Info</b>	<b>Bldg #</b>	<b>Card # 1 of 1</b>	<b>Sec # 1 of 0</b>
Year Built:			
Section Use:			
Stories:			
Condition:			
Wall Height:			
Ext Walls:			
Int Walls:			
Floors:			
Heat Type:			
Feature 1:			
Feature 2:			
Feature 3:			
Basement %:			
Structure:			

Commercial Income					
Bldg #	Sect #	Description	Area/Units	Rent per Unit	Gross Rent

**Property Notes**

Create Date	Note Text
09-14-2006	TO STATUS 7 PER COMMONWEALTH COURT OF PA

No Sketch

## Lawrence, Sharon

---

**From:** Montgomery, Kristin  
**Sent:** Friday, September 19, 2025 3:25 PM  
**To:** Lawrence, Sharon; Dysleski, Mary; Emel, Nadine; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** RE: NEW County Owned Property Application for Purchase DALMAS  
**Attachments:** LC 29-J6S1-001-065-000.pdf; LC 29-J6S1-001-044-000.pdf; LC 29-J6S1-001-045-000.pdf

Attached are the property record cards for this one, the sales price opinion is based on the fact that it's a buildable lot and, if in a rural area, will pass for a sewer system.

See below.

*Kristin L. Montgomery, CPE*  
Chief Assessor/Director of Assessment  
Luzerne County Assessment Office  
200 North River Street  
Wilkes Barre PA 18711  
570-825-1540

No matter the job, big or small, do it well or not at all.

---

**From:** Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>  
**Sent:** Thursday, September 18, 2025 1:22 PM  
**To:** Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>; Skene, Harry <Harry.Skene@luzernecounty.org>; Crake-Lapsansky, Shannon <Shannon.Crake-Lapsansky@luzernecounty.org>  
**Subject:** NEW County Owned Property Application for Purchase DALMAS

### DALMAS

PARCEL/APPL 1	29-J6S1-001-045-000	A/V \$21,600	*EFMV \$21,300 - \$28,800
PARCEL/APPL 2	29-J6S1-001-044-000	A/V \$21,800	*EFMV \$21,500 - \$29,100
PARCEL/APPL 3	29-J6S1-001-065-000	A/V \$21,800	*EFMV \$21,500 - \$29,100

All.

Please provide what is pertinent to your department....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and **Sales Price Opinion** \*EFMV is A/V divided by CLR = Estimated Market Value with a 15% deviation low or high.
- Maps/Arial Photos

- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

**If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at [Cybersecurity@LuzerneCounty.org](mailto:Cybersecurity@LuzerneCounty.org)**

## Lawrence, Sharon

---

**From:** Nadine Emel <nadine@eliterevenue.com>  
**Sent:** Monday, September 22, 2025 1:13 PM  
**To:** Lawrence, Sharon  
**Subject:** Re: [EXTERNAL]: Re: NEW County Owned Property Application for Purchase DALMAS  
**Attachments:** Dalmas Statement of Accounts.pdf

Sharon,

Here you go

Nadine

On Mon, Sep 22, 2025 at 1:12 PM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

No attachments.....

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

**From:** Nadine Emel <[nadine@eliterevenue.com](mailto:nadine@eliterevenue.com)>  
**Sent:** Monday, September 22, 2025 12:26 PM  
**To:** Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)>  
**Subject:** Re: [EXTERNAL]: Re: NEW County Owned Property Application for Purchase DALMAS

Sharon,

Attached please find the statement of accounts for properties owned by the purchaser.

Thanks,

Nadine

On Mon, Sep 22, 2025 at 12:01 PM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

I also need to know if the buyers owe any delinquent taxes on any other properties.....

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

---

**From:** Nadine Emel <[nadine@eliterevenue.com](mailto:nadine@eliterevenue.com)>

**Sent:** Monday, September 22, 2025 11:48 AM

**To:** Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)>

**Cc:** Montgomery, Kristin <[Kristin.Montgomery@luzernecounty.org](mailto:Kristin.Montgomery@luzernecounty.org)>; Dysleski, Mary

<[Mary.Dysleski@luzernecounty.org](mailto:Mary.Dysleski@luzernecounty.org)>; Sine, Patrick <[Patrick.Sine@luzernecounty.org](mailto:Patrick.Sine@luzernecounty.org)>; McDermott, Lee Ann

<[LeeAnn.McDermott@luzernecounty.org](mailto:LeeAnn.McDermott@luzernecounty.org)>; Lescavage, Kevin <[Kevin.Lescavage@luzernecounty.org](mailto:Kevin.Lescavage@luzernecounty.org)>; Sabatino, Jimmy

<[Jimmy.Sabatino@LuzerneCounty.org](mailto:Jimmy.Sabatino@LuzerneCounty.org)>; Stephenson, Brittany <[Brittany.Stephenson@LuzerneCounty.org](mailto:Brittany.Stephenson@LuzerneCounty.org)>; Skene,

Harry <[Harry.Skene@luzernecounty.org](mailto:Harry.Skene@luzernecounty.org)>; Crake-Lapsansky, Shannon <[Shannon.Crake-Lapsansky@luzernecounty.org](mailto:Shannon.Crake-Lapsansky@luzernecounty.org)>

**Subject:** [EXTERNAL]: Re: NEW County Owned Property Application for Purchase DALMAS

---

**WARNING:** This message is from an external email address. Do not click any links or open any attachments unless you recognize the sender **AND** you know that the contents of the email are safe to open.

---

Good Morning,

Attached please find the statement of accounts for the 3 parcels requested. There are no delinquent taxes on any of the parcels.

Thank You,

Nadine

On Thu, Sep 18, 2025 at 1:22 PM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

DALMAS

PARCEL/APPL 1            29-J6S1-001-045-000

PARCEL/APPL 2            29-J6S1-001-044-000

PARCEL/APPL 3            29-J6S1-001-065-000

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

**If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at [Cybersecurity@LuzerneCounty.org](mailto:Cybersecurity@LuzerneCounty.org)**

RUN DATE: 09-22-25  
RUN TIME: 12:02:50  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEN  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655-4614

PARCEL: 29-J6 -00A-007-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-482-3  
DISTRICT: HUNLOCK TWP

A.V.  
8500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:02:54  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-003-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-54-2-D1-2  
DISTRICT: HUNLOCK TWP

A.V.  
300

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:02:58  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD & MARY  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655-4614

PARCEL: 29-J5 -00A-14C-000  
LOCATION: 205 CRAGLE HILL RD  
DESCRIPTION:  
29-80-1-D3A-1  
DISTRICT: HUNLOCK TWP

A.V.  
162400

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:05  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD & MARY A  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-007-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-100-3  
DISTRICT: HUNLOCK TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:09  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-006-000  
LOCATION: STATE ROUTE 11  
DESCRIPTION:  
29-58-6  
DISTRICT: HUNLOCK TWP

A.V.  
300

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:14  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-001-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-365-7  
DISTRICT: HUNLOCK TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:19  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-002-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-448-6  
DISTRICT: HUNLOCK TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:23  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL ROAD  
SHICKSHINNY PA 18655

PARCEL: 29-J6S1 -001-046-000  
LOCATION: Route 00011  
DESCRIPTION:  
29-260-7  
DISTRICT: HUNLOCK TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:30  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655-4614

PARCEL: 49-I6 -00A-016-000  
LOCATION: W POPLAR ST  
DESCRIPTION:  
49-1003-5  
DISTRICT: PLYMOUTH TWP

A.V.  
8500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:35  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J & MARY A  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655-4614

PARCEL: 61-L4 -00A-06E-000  
LOCATION: Route 00011  
DESCRIPTION:  
61-269-1-D14  
DISTRICT: UNION TWP

A.V.  
4700

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:40  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J ETAL  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655

PARCEL: 61-K5S1A -001-01C-000  
LOCATION: Route 00011  
DESCRIPTION:  
61-269-2-D15-2  
DISTRICT: UNION TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:03:45  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: DALMAS LEONARD J ETAL  
205 CRAGLE HILL RD  
SHICKSHINNY PA 18655

PARCEL: 61-K5S1A -001-01D-000  
LOCATION: Route 00011  
DESCRIPTION:  
61-269-2-D12-4  
DISTRICT: UNION TWP

A.V.  
500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

# NOTICE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

---

1. The County of Luzerne currently holds title to various property throughout Luzerne County.
2. The County is seeking to offer these parcels for sale to willing purchasers.
3. It is expressly understood and agreed that the purchaser, as acknowledged below, is aware of all potential risks involved in this sale.
4. Luzerne County does not convey title by general warranty. Luzerne County shall convey title by quitclaim deed only and shall be held harmless and released of any liability from any effects of potential risks or defects in title. It shall be the sole responsibility of the proposed purchaser to perform or cause to be performed title searches and pay the costs associated with such searches.
5. Per the Luzerne County Home Rule Charter, the sale of real estate requires the approval of Luzerne County Council.
6. Luzerne County reserves the right to negotiate the price of sale with any prospective purchaser.
7. As required by Pennsylvania law, Luzerne County will not convey any property if the transaction is not for fair market value, nor if it is determined to not be in the best interests of Luzerne County.
8. Fair market value is defined as the most probable price, expressed in terms of money, that a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.
9. As required by Pennsylvania law, any transaction must be advertised for one day, with a ten (10) day waiting period, in a newspaper of general circulation in Luzerne County before the transaction may be finalized. All costs of advertisement are to be borne by the proposed purchaser.
10. The proposed purchaser must confirm that he/she is not delinquent in paying real estate taxes for any property assessed to him/her in Luzerne County and does not have municipal utility bills, in any municipality of Luzerne County, that are more than one year outstanding.
11. It is expressly prohibited for individuals/entities to engage in straw purchases wherein the parcel to be purchased is then transferred to an otherwise ineligible purchaser per the requirements of paragraph 10 herein.
12. Payment for the purchase of property must be made in full within 72 hours and all funds must be made payable to Luzerne County Treasurer in the form of cash, money order, cashier's check, or certified check. Personal checks will not be accepted. All parties are advised to consult an attorney with any legal questions regarding the purchase of this property. The employees and agents of Luzerne County are not permitted to provide legal advice to prospective purchasers.

Please sign and date in the space below indicating that you have read and agree to the terms detailed above.

Ferris P. Webby  
PROPOSED PURCHASER (PRINT)

Elaine S. Webby  
PROPOSED PURCHASER (PRINT)

[Signature]  
PROPOSED PURCHASER (SIGNATURE)

Elaine S. Webby  
PROPOSED PURCHASER (SIGNATURE)

3/21/2025  
DATE

# PROCEDURE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

1. The proposed purchaser shall be responsible for preparing the Proposal Packet, which shall include the Notice, Procedure, Proposal and Certification signed and dated where indicated. The packet is not complete unless the Certification is notarized, and such packet shall be rejected if not notarized.
2. The proposed purchaser shall submit the complete packet of documents to the Luzerne County Clerk of Council. Mailing address: 200 N. River Street, Wilkes-Barre, PA 18711. Contact phone number: 570-825-1634.
3. The Clerk of Council shall forward proposal packets to the Luzerne County Council Real Estate Committee, Luzerne County Assessor's Office, Luzerne County Office of Law, and any other necessary department for review and for the required documentation for the property.
4. Upon receipt of the required documentation set forth above, the Clerk of Council will forward the necessary documents to the Real Estate Committee for inclusion in the previously provided packet for review. The packet may be referred to Council for inclusion on a Work Session. Additional documentation may be requested.
5. At a Council Work Session, the proposal, along with any other supporting documentation, will be reviewed by Council. Any additional supporting documentation can be requested by Council, OR if the proposal packet is deemed sufficient, Council may move the request to a Voting Session for a motion to allow the proposed purchaser to place the required advertisement. **(Approval for advertisement does not transfer property to purchaser; Luzerne County specifically retains the right to continue to negotiate the purchase with the proposed purchaser or with other interested parties following the advertisement.)**
6. Upon approval by Council to advertise, the Clerk of Council will provide the text of the legal advertisement to the proposed purchaser. The proposed purchaser shall be responsible for placing the advertisement with a newspaper of general circulation in Luzerne County and paying the costs of the advertisement directly to the newspaper.
7. The proposed purchaser shall provide a copy of the advertisement and proof (paid receipt) from the newspaper to the Luzerne County Clerk of Council.
8. At a subsequent Voting Session, Luzerne County Council, by Resolution adopted by at least a majority of its current members, shall then authorize the property to be transferred.
9. In the case of more than one offer on a property, a sealed bid process will be required. Bids will be opened in a public meeting. The highest bid will be accepted.
10. In the event there are multiple matching bids submitted, Luzerne County shall then hold a public auction on the property in question wherein the highest bid submitted at the auction shall be accepted.

FERRIS P. Webby  
PROPOSED PURCHASER (PRINT)

Elaine S. Webby  
PROPOSED PURCHASER (PRINT)

[Signature]  
PROPOSED PURCHASER (SIGNATURE)

Elaine S. Webby  
PROPOSED PURCHASER (SIGNATURE)

3/21/2025

DATE

**PROPOSAL FORM**

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I/We, FERRIS P. Webby and Elaine Webby, hereby submit a proposal offer in the amount of \$ 500.00 for the property currently owned by the County of Luzerne, Pennsylvania.

Property Parcel No.: 576751000000001

Current assessed value: \$ 129,200 (may not equal the fair market value)

Description of property (provide street address if known):  
Wooded Lot on Nunaga Rd Stocum Twp

This property is situated in:  
Stocum Twp (Municipality)  
Crestwood (School District)

Print Name(s) clearly exactly how it (they) will appear on the deed:  
FERRIS P. Webby and Elaine Webby

Specific Relationship: \_\_\_ Single  Married \_\_\_ Separated, but married \_\_\_ Divorced \_\_\_ Tenants in Common

Mailing address: 1714 Stocum Rd Upper Merion Pa 18660

Telephone number: 570-881-3154

\*Please allow 8 to 12 weeks for the process to be completed by Council. Deed preparation and transfer of property will take an additional 1 to 2 weeks after Council's approval.

FERRIS P. Webby  
PROPOSED PURCHASER (PRINT)

Elaine S. Webby  
PROPOSED PURCHASER (PRINT)

[Signature]  
PROPOSED PURCHASER (SIGNATURE)

Elaine S. Webby  
PROPOSED PURCHASER (SIGNATURE)

3/21/2025  
DATE

**CERTIFICATION**

(Must be notarized)

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I, FERRIS and Elaine Webby, do hereby certify the following:

1. I am an adult individual authorized to make this Certification.
2. I hereby certify the following:
  - a. I am not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County; and
  - b. I am not delinquent in paying municipal utility bills owed to municipalities within Luzerne County.
  - c. I am not purchasing the property on behalf of someone who is delinquent in paying real estate taxes owed to taxing bodies within Luzerne County or someone who is delinquent in paying municipal utility bills owed to municipalities within Luzerne County.

The facts set forth above are true and correct upon the undersigned's personal knowledge information and belief. This written statement of fact is made by the undersigned subject to the penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities, this 21<sup>st</sup> day of March, 2025

[Signature]  
SIGNATURE

Elaine S. Webby  
SIGNATURE

If purchaser is a business entity, list relationship to that business here \_\_\_\_\_

Sworn and subscribed

Before me this 21 day of March, 2025

[Signature]  
(Notary Public)  
James M Dixon



## Luzerne County Tax Claim Bureau

Search Result 1 of 1

[Return to Results](#)

[New Search](#)

Keyboard Shortcuts			
N	Next Result	P	Previous Result
Q	New Query	B	Return to Query

**THIS IS NOT A CERTIFIED SEARCH**  
 Data is current as of 1 AM on (09/17/2025)

PARCEL NUMBER: 57-L7S1 -000-000-001  
 Deed Book - Page:

<b>NAME:</b>	LUZERNE COUNTY COMMISSIONERS
<b>ADDRESS:</b>	COURTHOUSE WILKES BARRE PA 18711
<b>LOCATION:</b>	NUANGOLA RD
<b>DISTRICT:</b>	57 (SLOCUM TWP)
<b>DESCRIPTION:</b>	VANDERMARK PLOT 57-359 L C PROQ
<b>ASSESSED VALUE:</b>	129,200

No Delinquent Taxes on file.

PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH. YOU MAY ORDER A CERTIFIED SEARCH BY MAIL OR BY VISITING THE TAX CLAIM OFFICE.

Copyright © 2025 Elite Revenue Solutions, LLC

## Lawrence, Sharon

---

**From:** Dysleski, Mary  
**Sent:** Friday, September 19, 2025 11:11 AM  
**To:** Lawrence, Sharon; Montgomery, Kristin; Emel, Nadine; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** RE: NEW County Owned Property Application for Purchase WEBBY

There are no book and page references for these two parcels. There is a notation in Assessment Records per status changed due to Commonwealth Court. I don't know what that would refer to.

Mary

Mary K. Dysleski, Manager  
Recorder of Deeds, Register of Wills, Clerk of Orphans' Court  
200 North River Street  
Wilkes-Barre, PA 18711  
Phone: 570-825-1670

---

**From:** Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>  
**Sent:** Thursday, September 18, 2025 1:28 PM  
**To:** Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>; Skene, Harry <Harry.Skene@luzernecounty.org>; Crake-Lapsansky, Shannon <Shannon.Crake-Lapsansky@luzernecounty.org>  
**Subject:** NEW County Owned Property Application for Purchase WEBBY

Webby

PARCEL/APPL 1            57-L7S1-000-000-001  
PARCEL/APPL 2            57-L7S1-011-VAR-000

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

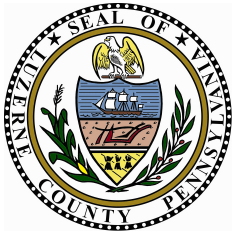
Thank you!

Sharon

Sharon Lawrence

Clerk of County Council  
Luzerne County Courthouse  
200 North River Street  
Wilkes-Barre, PA 18711  
Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

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# Luzerne County Owned Property for Sale

## Parcel Identification Number: 57-L7S1 -000-000-001

© 2025 Luzerne County GIS/Mapping Department. Imagery, boundaries, and all other data provided for assessment purposes only, not to provide engineering or survey data.



### Parcel Info

(Requires title search)

PIN: 57-L7S1 -000-000-001

Last Recorded Acres: 2.558

Total Assessed Value: \$129200

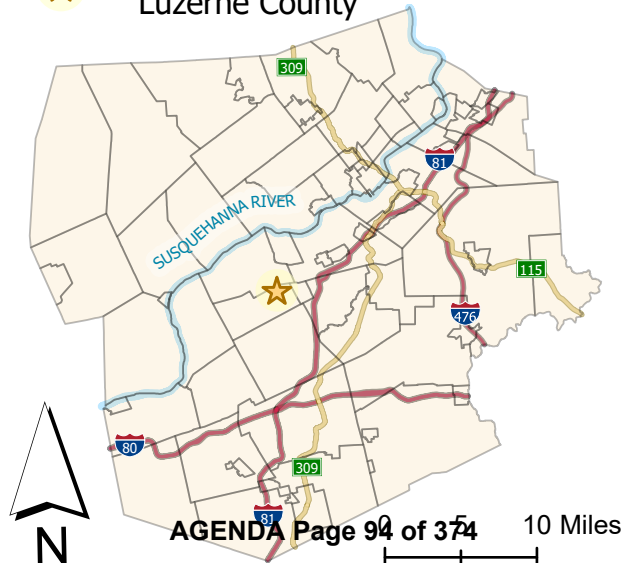
Muni: SLOCUM TOWNSHIP



Scan to View  
Instructions for  
Property Purchase

For more information on purchasing a county owned property, contact Lee Ann McDermott of the Luzerne County Real Estate Committee. [LeeAnn.McDermott@LuzerneCounty.org](mailto:LeeAnn.McDermott@LuzerneCounty.org)

- County Owned Parcel For Sale
- Parcel's Location Within Luzerne County



**ATTENTION: The property shown requires a title search before sale.**

General Information		Legal Information	
Control Number	00126913	Neighborhood	
Parcel Number	57-L7S1 -000-000-001	Property Type	CX
Parcel Address	NUANGOLA ROAD	Tax Status	X
School District	CRESTWOOD SD	Acres:	3
Municipality	SLOCUM TOWNSHIP	Land Use Type:	600
		Card Number	1 of 0
		Assessment Property Class:	CX

(Assessment Property Class is NOT a Zoning Classification. Contact appropriate Municipality)

Current Ownership Information				
Owner Name	Owner Address	City	State	Zip
LUZERNE COUNTY COMMISSIONERS	COURTHOUSE	WILKES BARRE	PA	18711

Value Data		BASE YEAR: 2008		Land Information				
Base Year Value				Type	Description	Land Units		MKT VALUE
Land:	129,200	Land:	129,200	C-S	PRIMARY SITE	AC	2.560	128,000
C&G Land:	0	C&G Land:	0	C-SP1	SURPLUS 1	AC	0.000	0
Improvements:	0	Improvements:	0	C-SP2	SURPLUS 2	AC	0.000	0
Total:	129,200	Total:	129,200	Parcel Total Land Area			3	128,000

Sales History			
Deed Reference	Sale Date	Sale Price	Grantee
0	01-01-1960	0	LUZERNE COUNTY COMMISSIONERS

Miscellaneous Structures							
Outbuilding Description	Condition	Stories	Year Built	Length	Width	Total Area	OB Value

<b>Building Info</b>	<b>Bldg #</b>	<b>Card # 1 of 1</b>	<b>Sec # 1 of 0</b>
Year Built:			
Section Use:			
Stories:			
Condition:			
Wall Height:			
Ext Walls:			
Int Walls:			
Floors:			
Heat Type:			
Feature 1:			
Feature 2:			
Feature 3:			
Basement %:			
Structure:			

Commercial Income					
Bldg #	Sect #	Description	Area/Units	Rent per Unit	Gross Rent

**Property Notes**

Create Date	Note Text
09-15-2006	TO STATUS 7 PER COMMONWEALTH COURT OF PA

No Sketch

## Lawrence, Sharon

---

**From:** Montgomery, Kristin  
**Sent:** Friday, September 19, 2025 3:59 PM  
**To:** Lawrence, Sharon; Dysleski, Mary; Emel, Nadine; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** RE: NEW County Owned Property Application for Purchase WEBBY  
**Attachments:** lc 57-L7S1-011-VAR-000.pdf; LC 57-L7S1-000-000-001.pdf

Typically lots will sell higher separately vs as one parcel but right now they aren't on the tax rolls.

I am not sure who placed these values and why they seem askew when referencing the acreage vs. the assessed value.

As I have not visited these parcels, I wouldn't be able to set any type of value other than that which is assessed. (See below)

Using the currently CLR 86.2 you can calculate an estimated fair market value.

*Kristin L. Montgomery, CPE*

Chief Assessor/Director of Assessment

Luzerne County Assessment Office

200 North River Street

Wilkes Barre PA 18711

570-825-1540

No matter the job, big or small, do it well or not at all.

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**From:** Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>

**Sent:** Thursday, September 18, 2025 1:28 PM

**To:** Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>; Skene, Harry <Harry.Skene@luzernecounty.org>; Crake-Lapsansky, Shannon <Shannon.Crake-Lapsansky@luzernecounty.org>

**Subject:** NEW County Owned Property Application for Purchase WEBBY

Webby

PARCEL/APPL 1            57-L7S1-000-000-001 2.56 ACRE A/V \$128,000

(This parcel seems to be about 6 pre-approved lots in a subdivision – south of Nuangola Rd.)

PARCEL/APPL 2            57-L7S1-011-VAR-000 5.42 ACRES A/V \$48,300

(This parcel seems to be about 12 pre-approved lots in a subdivision north of Nuangola Rd.)

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence  
Clerk of County Council  
Luzerne County Courthouse  
200 North River Street  
Wilkes-Barre, PA 18711  
Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

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**Cc:** Montgomery, Kristin; Dysleski, Mary; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** [EXTERNAL]: Re: NEW County Owned Property Application for Purchase WEBBY  
**Attachments:** Statement of Account-Parcel No. 57-L7S1-000-000-001.pdf

---

**WARNING:** This message is from an external email address. Do not click any links or open any attachments unless you recognize the sender **AND** you know that the contents of the email are safe to open.

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Good Morning,

Attached please find the statement of account for the properties requested. There are no delinquent taxes on the parcels.

Thank You,  
Nadine

On Thu, Sep 18, 2025 at 1:27 PM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

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PARCEL/APPL 2	57-L7S1-011-VAR-000

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RUN DATE: 09-22-25  
RUN TIME: 11:49:10  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: LUZERNE COUNTY COMMISSIONERS  
COURTHOUSE  
WILKES BARRE PA 18711

PARCEL: 57-L7S1 -000-000-001  
LOCATION: NUANGOLA RD  
DESCRIPTION: VANDERMARK PLOT  
57-359 L C PROQ  
DISTRICT: SLOCUM TWP

A.V.  
129200

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 11:49:24  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: LUZERNE COUNTY COMMISSIONERS  
COURTHOUSE  
WILKES BARRE PA 18711

PARCEL: 57-L7S1 -011-VAR-000  
LOCATION: NUANGOLA RD  
DESCRIPTION:  
57-359 LC PROP  
DISTRICT: SLOCUM TWP

A.V.  
46900

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

# NOTICE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY


---

1. The County of Luzerne currently holds title to various property throughout Luzerne County.
2. The County is seeking to offer these parcels for sale to willing purchasers.
3. It is expressly understood and agreed that the purchaser, as acknowledged below, is aware of all potential risks involved in this sale.
4. Luzerne County does not convey title by general warranty. Luzerne County shall convey title by quitclaim deed only and shall be held harmless and released of any liability from any effects of potential risks or defects in title. It shall be the sole responsibility of the proposed purchaser to perform or cause to be performed title searches and pay the costs associated with such searches.
5. Per the Luzerne County Home Rule Charter, the sale of real estate requires the approval of Luzerne County Council.
6. Luzerne County reserves the right to negotiate the price of sale with any prospective purchaser.
7. As required by Pennsylvania law, Luzerne County will not convey any property if the transaction is not for fair market value, nor if it is determined to not be in the best interests of Luzerne County.
8. Fair market value is defined as the most probable price, expressed in terms of money, that a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.
9. As required by Pennsylvania law, any transaction must be advertised for one day, with a ten (10) day waiting period, in a newspaper of general circulation in Luzerne County before the transaction may be finalized. All costs of advertisement are to be borne by the proposed purchaser.
10. The proposed purchaser must confirm that he/she is not delinquent in paying real estate taxes for any property assessed to him/her in Luzerne County and does not have municipal utility bills, in any municipality of Luzerne County, that are more than one year outstanding.
11. It is expressly prohibited for individuals/entities to engage in straw purchases wherein the parcel to be purchased is then transferred to an otherwise ineligible purchaser per the requirements of paragraph 10 herein.
12. Payment for the purchase of property must be made in full within 72 hours and all funds must be made payable to Luzerne County Treasurer in the form of cash, money order, cashier's check, or certified check. Personal checks will not be accepted. All parties are advised to consult an attorney with any legal questions regarding the purchase of this property. The employees and agents of Luzerne County are not permitted to provide legal advice to prospective purchasers.

Please sign and date in the space below indicating that you have read and agree to the terms detailed above.

FERRIS P. Webby  
PROPOSED PURCHASER (PRINT)

Elaine S. Webby  
PROPOSED PURCHASER (PRINT)

  
PROPOSED PURCHASER (SIGNATURE)

Elaine S. Webby  
PROPOSED PURCHASER (SIGNATURE)

3/21/2025  
DATE

# PROCEDURE

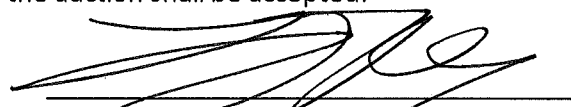
## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

---

1. The proposed purchaser shall be responsible for preparing the Proposal Packet, which shall include the Notice, Procedure, Proposal and Certification signed and dated where indicated. The packet is not complete unless the Certification is notarized, and such packet shall be rejected if not notarized.
2. The proposed purchaser shall submit the complete packet of documents to the Luzerne County Clerk of Council. Mailing address: 200 N. River Street, Wilkes-Barre, PA 18711. Contact phone number: 570-825-1634.
3. The Clerk of Council shall forward proposal packets to the Luzerne County Council Real Estate Committee, Luzerne County Assessor's Office, Luzerne County Office of Law, and any other necessary department for review and for the required documentation for the property.
4. Upon receipt of the required documentation set forth above, the Clerk of Council will forward the necessary documents to the Real Estate Committee for inclusion in the previously provided packet for review. The packet may be referred to Council for inclusion on a Work Session. Additional documentation may be requested.
5. At a Council Work Session, the proposal, along with any other supporting documentation, will be reviewed by Council. Any additional supporting documentation can be requested by Council, OR if the proposal packet is deemed sufficient, Council may move the request to a Voting Session for a motion to allow the proposed purchaser to place the required advertisement. **(Approval for advertisement does not transfer property to purchaser; Luzerne County specifically retains the right to continue to negotiate the purchase with the proposed purchaser or with other interested parties following the advertisement.)**
6. Upon approval by Council to advertise, the Clerk of Council will provide the text of the legal advertisement to the proposed purchaser. The proposed purchaser shall be responsible for placing the advertisement with a newspaper of general circulation in Luzerne County and paying the costs of the advertisement directly to the newspaper.
7. The proposed purchaser shall provide a copy of the advertisement and proof (paid receipt) from the newspaper to the Luzerne County Clerk of Council.
8. At a subsequent Voting Session, Luzerne County Council, by Resolution adopted by at least a majority of its current members, shall then authorize the property to be transferred.
9. In the case of more than one offer on a property, a sealed bid process will be required. Bids will be opened in a public meeting. The highest bid will be accepted.
10. In the event there are multiple matching bids submitted, Luzerne County shall then hold a public auction on the property in question wherein the highest bid submitted at the auction shall be accepted.

Ferris P. Webby  
PROPOSED PURCHASER (PRINT)

Elaine S. Webby  
PROPOSED PURCHASER (PRINT)

  
PROPOSED PURCHASER (SIGNATURE)

Elaine S. Webby  
PROPOSED PURCHASER (SIGNATURE)

3/21/25  
DATE

**PROPOSAL FORM**

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I/We, FERRIS P. Webby and Elaine Webby, hereby submit a proposal offer in the amount of \$ 500.00 for the property currently owned by the County of Luzerne, Pennsylvania.

Property Parcel No.: 5767511VAR000

Current assessed value: \$ 46,900 (may not equal the fair market value)

Description of property (provide street address if known):

Wooden Lot on Nuangola Rd Stocum Twp.

This property is situated in:

Stocum Twp (Municipality)

Crestwood (School District)

Print Name(s) clearly exactly how it (they) will appear on the deed:

FERRIS P. Webby and Elaine S. Webby

Specific Relationship: \_\_\_ Single  Married \_\_\_ Separated, but married \_\_\_ Divorced \_\_\_ Tenants in Common

Mailing address: 1714 Stocum Rd Wapwallopen Pa 18660

Telephone number: 570 881-3154

\*Please allow 8 to 12 weeks for the process to be completed by Council. Deed preparation and transfer of property will take an additional 1 to 2 weeks after Council's approval.

FERRIS P. Webby  
PROPOSED PURCHASER (PRINT)

Elaine S. Webby  
PROPOSED PURCHASER (PRINT)

[Signature]  
PROPOSED PURCHASER (SIGNATURE)

Elaine S. Webby  
PROPOSED PURCHASER (SIGNATURE)

3/21/2025  
DATE

**CERTIFICATION**

(Must be notarized)

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I, Ferris and Elaine Webby, do hereby certify the following:

- 1. I am an adult individual authorized to make this Certification.
- 2. I hereby certify the following:
  - a. I am not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County; and
  - b. I am not delinquent in paying municipal utility bills owed to municipalities within Luzerne County.
  - c. I am not purchasing the property on behalf of someone who is delinquent in paying real estate taxes owed to taxing bodies within Luzerne County or someone who is delinquent in paying municipal utility bills owed to municipalities within Luzerne County.

The facts set forth above are true and correct upon the undersigned's personal knowledge information and belief. This written statement of fact is made by the undersigned subject to the penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities, this 21<sup>st</sup> day of March, 20 25

*[Handwritten Signature]*

SIGNATURE

*Elaine J. Webby*

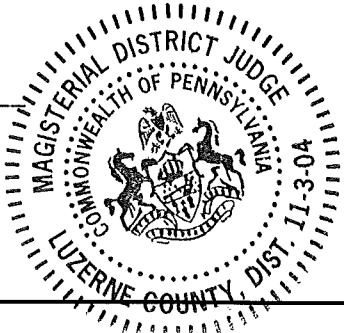
SIGNATURE

If purchaser is a business entity, list relationship to that business here \_\_\_\_\_

Sworn and subscribed

Before me this 21 day of March, 20 25

*[Handwritten Signature]*  
(Notary Public)  
*James M Dixon*



## Luzerne County Tax Claim Bureau

Search Result 1 of 1

[Return to Results](#)

[New Search](#)

Keyboard Shortcuts			
N	Next Result	P	Previous Result
Q	New Query	B	Return to Query

**THIS IS NOT A CERTIFIED SEARCH**  
 Data is current as of 1 AM on (09/17/2025)

PARCEL NUMBER: 57-L7S1 -011-VAR-000  
 Deed Book - Page: 00000-000000

<b>NAME:</b>	LUZERNE COUNTY COMMISSIONERS
<b>ADDRESS:</b>	COURTHOUSE WILKES BARRE PA 18711
<b>LOCATION:</b>	NUANGOLA RD
<b>DISTRICT:</b>	57 (SLOCUM TWP)
<b>DESCRIPTION:</b>	57-359 LC PROP
<b>ASSESSED VALUE:</b>	46,900

No Delinquent Taxes on file.

PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH. YOU MAY ORDER A CERTIFIED SEARCH BY MAIL OR BY VISITING THE TAX CLAIM OFFICE.

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## Lawrence, Sharon

---

**From:** Dysleski, Mary  
**Sent:** Friday, September 19, 2025 11:11 AM  
**To:** Lawrence, Sharon; Montgomery, Kristin; Emel, Nadine; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** RE: NEW County Owned Property Application for Purchase WEBBY

There are no book and page references for these two parcels. There is a notation in Assessment Records per status changed due to Commonwealth Court. I don't know what that would refer to.

Mary

Mary K. Dysleski, Manager  
Recorder of Deeds, Register of Wills, Clerk of Orphans' Court  
200 North River Street  
Wilkes-Barre, PA 18711  
Phone: 570-825-1670

---

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**Sent:** Thursday, September 18, 2025 1:28 PM  
**To:** Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>; Skene, Harry <Harry.Skene@luzernecounty.org>; Crake-Lapsansky, Shannon <Shannon.Crake-Lapsansky@luzernecounty.org>  
**Subject:** NEW County Owned Property Application for Purchase WEBBY

Webby

PARCEL/APPL 1            57-L7S1-000-000-001  
PARCEL/APPL 2            57-L7S1-011-VAR-000

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence

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Luzerne County Courthouse  
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General Information		Legal Information	
Control Number	00126968	Neighborhood	
Parcel Number	57-L7S1 -011-VAR-000	Property Type	LX
Parcel Address	NUANGOLA ROAD	Tax Status	X
School District	CRESTWOOD SD	Acres:	5
Municipality	SLOCUM TOWNSHIP	Land Use Type:	600
		Card Number	1 of 0
		Assessment Property Class:	LX

(Assessment Property Class is NOT a Zoning Classification. Contact appropriate Municipality)

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Owner Name	Owner Address	City	State	Zip
LUZERNE COUNTY COMMISSIONERS	COURTHOUSE	WILKES BARRE	PA	18711

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Improvements:	0	Improvements:	0	R-WD	WOOD	AC	0.000	0
Total:	46,900	Total:	46,900	Parcel Total Land Area		5		48,332

Sales History			
Deed Reference	Sale Date	Sale Price	Grantee
00000-000000	01-01-1960	0	LUZERNE COUNTY COMMISSIONERS

Miscellaneous Structures							
Outbuilding Description	Condition	Stories	Year Built	Length	Width	Total Area	OB Value

<b>Building Info</b>	<b>Bldg #</b>	<b>Card # 1 of 1</b>	<b>Sec # 1 of 0</b>
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Chief Assessor/Director of Assessment

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Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

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Clerk of County Council

Luzerne County Courthouse

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RUN TIME: 11:49:10  
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LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: LUZERNE COUNTY COMMISSIONERS  
COURTHOUSE  
WILKES BARRE PA 18711

PARCEL: 57-L7S1 -000-000-001  
LOCATION: NUANGOLA RD  
DESCRIPTION: VANDERMARK PLOT  
57-359 L C PROQ  
DISTRICT: SLOCUM TWP

A.V.  
129200

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 11:49:24  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: LUZERNE COUNTY COMMISSIONERS  
COURTHOUSE  
WILKES BARRE PA 18711

PARCEL: 57-L7S1 -011-VAR-000  
LOCATION: NUANGOLA RD  
DESCRIPTION:  
57-359 LC PROP  
DISTRICT: SLOCUM TWP

A.V.  
46900

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

# **PROPOSAL PACKET**

FOR

**PURCHASE OF LUZERNE COUNTY PROPERTY**

- 1. Notice**
- 2. Procedure**
- 3. Proposal Form**
- 4. Certification**

*APR 28 2025*

# NOTICE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

---

1. The County of Luzerne currently holds title to various property throughout Luzerne County.
2. The County is seeking to offer these parcels for sale to willing purchasers.
3. It is expressly understood and agreed that the purchaser, as acknowledged below, is aware of all potential risks involved in this sale.
4. Luzerne County does not convey title by general warranty. Luzerne County shall convey title by quitclaim deed only and shall be held harmless and released of any liability from any effects of potential risks or defects in title. It shall be the sole responsibility of the proposed purchaser to perform or cause to be performed title searches and pay the costs associated with such searches.
5. Per the Luzerne County Home Rule Charter, the sale of real estate requires the approval of Luzerne County Council.
6. Luzerne County reserves the right to negotiate the price of sale with any prospective purchaser.
7. As required by Pennsylvania law, Luzerne County will not convey any property if the transaction is not for fair market value, nor if it is determined to not be in the best interests of Luzerne County.
8. Fair market value is defined as the most probable price, expressed in terms of money, that a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.
9. As required by Pennsylvania law, any transaction must be advertised for one day, with a ten (10) day waiting period, in a newspaper of general circulation in Luzerne County before the transaction may be finalized. All costs of advertisement are to be borne by the proposed purchaser.
10. The proposed purchaser must confirm that he/she is not delinquent in paying real estate taxes for any property assessed to him/her in Luzerne County and does not have municipal utility bills, in any municipality of Luzerne County, that are more than one year outstanding.
11. It is expressly prohibited for individuals/entities to engage in straw purchases wherein the parcel to be purchased is then transferred to an otherwise ineligible purchaser per the requirements of paragraph 10 herein.
12. Payment for the purchase of property must be made in full within 72 hours and all funds must be made payable to Luzerne County Treasurer in the form of cash, money order, cashier's check, or certified check. Personal checks will not be accepted. All parties are advised to consult an attorney with any legal questions regarding the purchase of this property. The employees and agents of Luzerne County are not permitted to provide legal advice to prospective purchasers.

Please sign and date in the space below indicating that you have read and agree to the terms detailed above.

Kevin Repp

PROPOSED PURCHASER (PRINT)

Kevin Repp

PROPOSED PURCHASER (SIGNATURE)

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

4-25-25

DATE

# PROCEDURE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

---

1. The proposed purchaser shall be responsible for preparing the Proposal Packet, which shall include the Notice, Procedure, Proposal and Certification signed and dated where indicated. The packet is not complete unless the Certification is notarized, and such packet shall be rejected if not notarized.
2. The proposed purchaser shall submit the complete packet of documents to the Luzerne County Clerk of Council. Mailing address: 200 N. River Street, Wilkes-Barre, PA 18711. Contact phone number: 570-825-1634.
3. The Clerk of Council shall forward proposal packets to the Luzerne County Council Real Estate Committee, Luzerne County Assessor's Office, Luzerne County Office of Law, and any other necessary department for review and for the required documentation for the property.
4. Upon receipt of the required documentation set forth above, the Clerk of Council will forward the necessary documents to the Real Estate Committee for inclusion in the previously provided packet for review. The packet may be referred to Council for inclusion on a Work Session. Additional documentation may be requested.
5. At a Council Work Session, the proposal, along with any other supporting documentation, will be reviewed by Council. Any additional supporting documentation can be requested by Council, OR if the proposal packet is deemed sufficient, Council may move the request to a Voting Session for a motion to allow the proposed purchaser to place the required advertisement. **(Approval for advertisement does not transfer property to purchaser; Luzerne County specifically retains the right to continue to negotiate the purchase with the proposed purchaser or with other interested parties following the advertisement.)**
6. Upon approval by Council to advertise, the Clerk of Council will provide the text of the legal advertisement to the proposed purchaser. The proposed purchaser shall be responsible for placing the advertisement with a newspaper of general circulation in Luzerne County and paying the costs of the advertisement directly to the newspaper.
7. The proposed purchaser shall provide a copy of the advertisement and proof (paid receipt) from the newspaper to the Luzerne County Clerk of Council.
8. At a subsequent Voting Session, Luzerne County Council, by Resolution adopted by at least a majority of its current members, shall then authorize the property to be transferred.
9. In the case of more than one offer on a property, a sealed bid process will be required. Bids will be opened in a public meeting. The highest bid will be accepted.
10. In the event there are multiple matching bids submitted, Luzerne County shall then hold a public auction on the property in question wherein the highest bid submitted at the auction shall be accepted.

Kevin Reph

PROPOSED PURCHASER (PRINT)

Kevin Reph

PROPOSED PURCHASER (SIGNATURE)

\_\_\_\_\_  
PROPOSED PURCHASER (PRINT)

\_\_\_\_\_  
PROPOSED PURCHASER (SIGNATURE)

4-25-25

DATE

# PROPOSAL FORM

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I/We, Kevin Reph, hereby submit a proposal offer in the amount of \$ 500.00 for the property currently owned by the County of Luzerne, Pennsylvania.

Property Parcel No.: 26-4851-009-003-000

Current assessed value: \$ 13,300.00 (may not equal the fair market value)

Description of property (provide street address if known):

Empty lot Next to 119 Hill Street Hazle Twp PA 18201

This property is situated in:

Hazle Township (Municipality)

Hazleton Area (School District)

Print Name(s) clearly exactly how it (they) will appear on the deed:

Kevin Reph

Specific Relationship:  Single  Married  Separated, but married  Divorced  Tenants in Common

Mailing address: 129 Hill Street Hazle Twp PA 18201

Telephone number: 570-401-7771

*\*Please allow 8 to 12 weeks for the process to be completed by Council. Deed preparation and transfer of property will take an additional 1 to 2 weeks after Council's approval.*

Kevin Reph

PROPOSED PURCHASER (PRINT)

Kevin Reph

PROPOSED PURCHASER (SIGNATURE)

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

4-25-25

DATE



## Luzerne County Tax Claim Bureau

Search Result 1 of 1

[Return to Results](#)

[New Search](#)

Keyboard Shortcuts			
N	Next Result	P	Previous Result
Q	New Query	B	Return to Query

**THIS IS NOT A CERTIFIED SEARCH**  
 Data is current as of 1 AM on (09/17/2025)

PARCEL NUMBER: 26-U8S1 -009-003-000  
 Deed Book - Page: 02180-000442

<b>NAME:</b>	LUZERNE COUNTY COMM
<b>ADDRESS:</b>	LUZERNE CO COURT HOUSE WILKES BARRE PA 18711
<b>LOCATION:</b>	E HILL ST
<b>DISTRICT:</b>	26 (HAZLE TWP WARD 2)
<b>DESCRIPTION:</b>	26-2-1727
<b>ASSESSED VALUE:</b>	13,300

No Delinquent Taxes on file.

PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH, YOU MAY ORDER A CERTIFIED SEARCH BY MAIL OR BY VISITING THE TAX CLAIM OFFICE.

# Tax Claim Bureau Deed

FREE & CLEAR SALE  
DECEMBER 5, 1985

Sale No. 161  
DEED NO. 22085

This Deed Made this 11th day of December, 1985.

between the TAX CLAIM BUREAU, of the County of Luzerne, Pennsylvania, as Trustee, GRANTOR, and  
Luzerne County Commissioners

Luzerne County Courthouse

Wilkes-Barre, Pennsylvania 18711

GRANTEE.

Witnesseth, that in consideration of \$ 1.00 in hand paid, receipt whereof is

hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, the following lot of land with

appurtenances:

Hse 308 Jeanesville  
Map U8S1; Bk. 9, Lot 3  
Plate No. 26-2-1727-7  
Township of Hazle  
County of Luzerne  
State of Pennsylvania

PETITION FOR RULE TO SELL  
# 3183-C TERM. 1985

Being the property formerly owned or reputed to be owned by David F. Wittig and

Elaine Wittig, his wife the same having been sold under proceedings filed in the Tax

Claim Bureau of the County of Luzerne to No. 26-2-1727-6

under authority of the provisions of the Act of July 7, 1947, P. L. 1368, known as the Real Estate Tax Sale Law.

In Witness Whereof, said Grantor has hereunto caused this Deed to be executed by its Director the day  
and year first above written.

Signed, Sealed and Delivered  
in the presence of:

*[Handwritten signature]*

TAX CLAIM BUREAU OF LUZERNE COUNTY, TRUSTEE

*[Handwritten signature]* SEAL  
DIRECTOR

BOOK 2180:58 442

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LUZERNE

} ss:

On this, the 11th day of December, 1985

before me, the Prothonotary of the County of Luzerne, the undersigned officer, personally appeared Janet M. Augustine, Director of the Tax Claim Bureau of the County of Luzerne, Commonwealth of Pennsylvania, of the Township of Newport, known to me to be the person described in the foregoing instrument and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

*Eugene E. Duffly*

DEED

TAX CLAIM BUREAU

of

Luzerne County, Trustee

TO

Luzerne County Commissioners

Luzerne County Courthouse

Wilkes-Barre, Pennsylvania 18711

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LUZERNE

Recorded on this 24th day of December, 1985

in the Recorder's Office of said County in Deed

Book 2179 Page 441

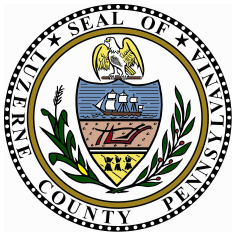
Given under my hand and the seal of the said

office the date above written.

*Frank C. Castellino*

Recorder

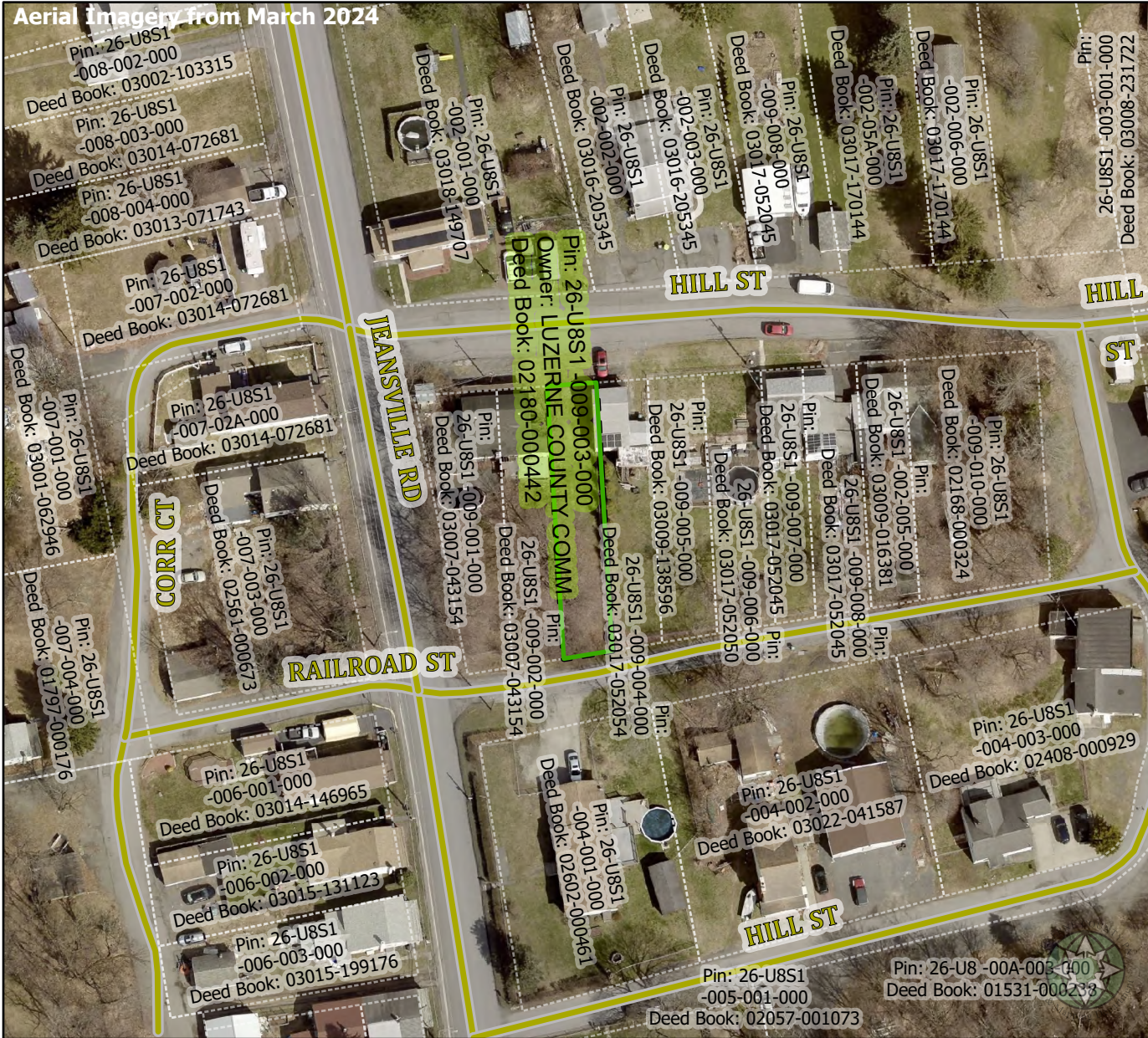
BOOK 2180 PAGE 443



# Luzerne County Owned Property for Sale

## Parcel Identification Number: 26-U8S1 -009-003-000

© 2025 Luzerne County GIS/Mapping Department. Imagery, boundaries, and all other data provided for assessment purposes only, not to provide engineering or survey data.



### Parcel Info

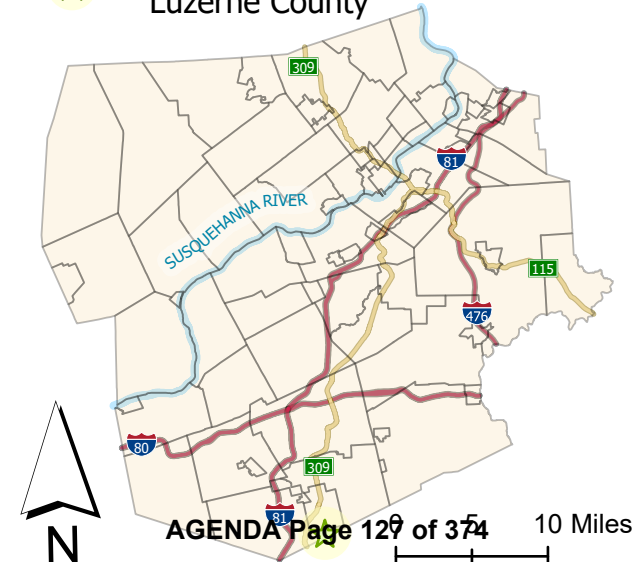
**PIN:** 26-U8S1 -009-003-000  
**Deed Book Page:** 02180-000442  
**Deeded Acres:** 0.108  
**Total Assessed Value:** \$13300  
**Muni:** HAZLE TOWNSHIP



Scan to View  
Instructions for  
Property Purchase

For more information on purchasing a county owned property, contact Lee Ann McDermott of the Luzerne County Real Estate Committee.  
[LeeAnn.McDermott@LuzerneCounty.org](mailto:LeeAnn.McDermott@LuzerneCounty.org)

- County Owned Parcel For Sale
- Parcel's Location Within Luzerne County



General Information		Legal Information	
Control Number	00071312	Neighborhood	
Parcel Number	26-U8S1 -009-003-000	Property Type	LX
Parcel Address	E HILL ST	Tax Status	X
		Acres:	0
School District	HAZLETON AREA SD	Land Use Type:	600
Municipality	HAZLE TOWNSHIP	Card Number	1 of 0
		Assessment Property Class:	LX

(Assessment Property Class is NOT a Zoning Classification. Contact appropriate Municipality)

Current Ownership Information				
Owner Name	Owner Address	City	State	Zip
LUZERNE COUNTY COMM	LUZERNE CO COURT HOUSE	WILKES BARRE	PA	18711

Value Data		BASE YEAR: 2008		Land Information			
Base Year Value				Type	Description	Land Units	MKT VALUE
Land:	13,300	Land:	13,300	R-H	HOMESITE	AC 0.107	13,263
C&G Land:	0	C&G Land:	0	R-OP1	OPEN 1	AC 0.000	0
Improvements:	0	Improvements:	0	R-WD	WOOD	AC 0.000	0
Total:	13,300	Total:	13,300	Parcel Total Land Area		0	13,263

Sales History			
Deed Reference	Sale Date	Sale Price	Grantee
02180-000442	01-01-1960	0	LUZERNE COUNTY COMM

Miscellaneous Structures							
Outbuilding Description	Condition	Stories	Year Built	Length	Width	Total Area	OB Value

Building Info	Bldg #	Card # 1 of 1	Sec # 1 of 0	Commercial Income					
				Bldg #	Sect #	Description	Area/Units	Rent per Unit	Gross Rent
Year Built:									
Section Use:									
Stories:									
Condition:									
Wall Height:									
Ext Walls:									
Int Walls:									
Floors:									
Heat Type:									
Feature 1:									
Feature 2:									
Feature 3:									
Basement %:									
Structure:									

**Property Notes**

Create Date	Note Text
09-14-2006	TO STATUS 7 PER COMMONWEALTH COURT OF PA

No Sketch	
-----------	--

## Lawrence, Sharon

---

**From:** Montgomery, Kristin  
**Sent:** Friday, September 19, 2025 4:20 PM  
**To:** Lawrence, Sharon; Dysleski, Mary; Emel, Nadine; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** RE: NEW County Owned Property Application for Purchase REPH  
**Attachments:** LC 26-U8S1-009-003-000.pdf

The purchaser owns the neighboring lot and the next 4 lots to the east of this parcel.

*Kristin L. Montgomery, CPE*

Chief Assessor/Director of Assessment

Luzerne County Assessment Office

200 North River Street

Wilkes Barre PA 18711

570-825-1540

No matter the job, big or small, do it well or not at all.

---

**From:** Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>  
**Sent:** Thursday, September 18, 2025 1:31 PM  
**To:** Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>; Skene, Harry <Harry.Skene@luzernecounty.org>; Crake-Lapsansky, Shannon <Shannon.Crake-Lapsansky@luzernecounty.org>  
**Subject:** NEW County Owned Property Application for Purchase REPH

REPH 26-U8S1-009-003-000 .11 ACRE A/V \$13,300 / .862 = range of \$13,100 - \$17,740 Seems to me it would be worth something within that range if there is a deed for this.

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence  
Clerk of County Council  
Luzerne County Courthouse  
200 North River Street  
Wilkes-Barre, PA 18711  
Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

**If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at [Cybersecurity@LuzerneCounty.org](mailto:Cybersecurity@LuzerneCounty.org)**

## Lawrence, Sharon

---

**From:** Nadine Emel <nadine@eliterevenue.com>  
**Sent:** Monday, September 22, 2025 12:37 PM  
**To:** Lawrence, Sharon  
**Cc:** Montgomery, Kristin; Dysleski, Mary; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** [EXTERNAL]: Re: NEW County Owned Property Application for Purchase REPH  
**Attachments:** Statement of Account-Parcel No. 26-U8S1-009-003.pdf; Statement of Account-Reph.pdf

---

**WARNING:** This message is from an external email address. Do not click any links or open any attachments unless you recognize the sender **AND** you know that the contents of the email are safe to open.

---

Good Afternoon,

Attached please find the statement of account for the property requested. There are no delinquent taxes on the parcel being purchased.

Also attached are statements of accounts for properties owned by the purchaser. Mr. Reph does not have any delinquent taxes.

Thank you,  
Nadine

On Thu, Sep 18, 2025 at 1:31 PM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

REPH 26-U8S1-009-003-000

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

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RUN DATE: 09-22-25  
RUN TIME: 11:58:41  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: LUZERNE COUNTY COMM  
LUZERNE CO COURT HOUSE  
WILKES BARRE PA 18711

PARCEL: 26-U8S1 -009-003-000  
LOCATION: E HILL ST  
DESCRIPTION:  
26-2-1727  
DISTRICT: HAZLE TWP WARD 2

A.V.  
13300

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:32:48  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: REPH KEVIN  
129 HILL STREET  
HAZLE TWP PA 18201

PARCEL: 26-U8S1 -009-004-000  
LOCATION: 18 E HILL ST  
DESCRIPTION:  
26-2-1711-5  
DISTRICT: HAZLE TWP WARD 2

A.V.  
47500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:32:55  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: REPH KEVIN  
129 HILL STREET  
HAZLE TWP PA 18201

PARCEL: 26-U8S1 -009-005-000  
LOCATION: ST  
DESCRIPTION: 26-2-1670-11  
DISTRICT: HAZLE TWP WARD 2

A.V.  
15700

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:33:00  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: REPH KEVIN  
129 HILL STREET  
HAZLE TWP PA 18202

PARCEL: 26-U8S1 -009-006-000  
LOCATION: E HILL ST  
DESCRIPTION:  
26-C-1707-6  
DISTRICT: HAZLE TWP WARD 2

A.V.  
16200

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:33:04  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: REPH KEVIN  
129 HILL STREET  
HAZLE TWP PA 18202

PARCEL: 26-U8S1 -009-007-000  
LOCATION: 129 HILL ST  
DESCRIPTION:  
26-2-1710-11  
DISTRICT: HAZLE TWP WARD 2

A.V.  
47400

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:33:09  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: REPH KEVIN  
129 HILL STREET  
HAZLE TWP PA 18202

PARCEL: 26-U8S1 -009-008-000  
LOCATION: 24 E HILL ST  
DESCRIPTION:  
26-2-1765-3  
DISTRICT: HAZLE TWP WARD 2

A.V.  
54600

----- STATEMENT OF ACCOUNT -----

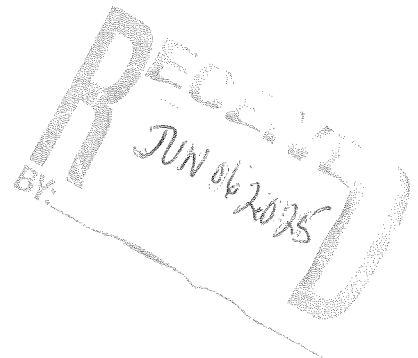
\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

# **PROPOSAL PACKET**

FOR

## **PURCHASE OF LUZERNE COUNTY PROPERTY**

- 1. Notice**
- 2. Procedure**
- 3. Proposal Form**
- 4. Certification**



# PROCEDURE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

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LUIS SANTANA PERTANA

PROPOSED PURCHASER (PRINT)



PROPOSED PURCHASER (SIGNATURE)

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

6-5-25

DATE

# NOTICE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

---

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8. Fair market value is defined as the most probable price, expressed in terms of money, that a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.
9. As required by Pennsylvania law, any transaction must be advertised for one day, with a ten (10) day waiting period, in a newspaper of general circulation in Luzerne County before the transaction may be finalized. All costs of advertisement are to be borne by the proposed purchaser.
10. The proposed purchaser must confirm that he/she is not delinquent in paying real estate taxes for any property assessed to him/her in Luzerne County and does not have municipal utility bills, in any municipality of Luzerne County, that are more than one year outstanding.
11. It is expressly prohibited for individuals/entities to engage in straw purchases wherein the parcel to be purchased is then transferred to an otherwise ineligible purchaser per the requirements of paragraph 10 herein.
12. Payment for the purchase of property must be made in full within 72 hours and all funds must be made payable to Luzerne County Treasurer in the form of cash, money order, cashier's check, or certified check. Personal checks will not be accepted. All parties are advised to consult an attorney with any legal questions regarding the purchase of this property. The employees and agents of Luzerne County are not permitted to provide legal advice to prospective purchasers.

Please sign and date in the space below indicating that you have read and agree to the terms detailed above.

LUCS DANTANA PERALTA

PROPOSED PURCHASER (PRINT)



PROPOSED PURCHASER (SIGNATURE)

\_\_\_\_\_  
PROPOSED PURCHASER (PRINT)

\_\_\_\_\_  
PROPOSED PURCHASER (SIGNATURE)

6-5-25

DATE

# PROPOSAL FORM

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I/We, Luis Santana Peralta, hereby submit a proposal offer in the amount of \$ 4,000 for the property currently owned by the County of Luzerne, Pennsylvania.

Property Parcel No.: 48-HRSE2-009-009

Current assessed value: \$ 8,000 (may not equal the fair market value)

Description of property (provide street address if known):

202 Adj McGinnis St Plymouth, Pa 18651

This property is situated in:

Plymouth Boro (Municipality)

Wyoming Valley West (School District)

Print Name(s) clearly exactly how it (they) will appear on the deed:

Luis Santana Peralta

Specific Relationship:  Single  Married  Separated, but married  Divorced  Tenants in Common

Mailing address: 212 McGinnis St Plymouth Pa 18651

Telephone number: 339-440-6289

*\*Please allow 8 to 12 weeks for the process to be completed by Council. Deed preparation and transfer of property will take an additional 1 to 2 weeks after Council's approval.*

Luis Santana Peralta  
PROPOSED PURCHASER (PRINT)

[Signature]  
PROPOSED PURCHASER (SIGNATURE)

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

6/5/25  
DATE

**CERTIFICATION**

(Must be notarized)

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I, Luis Santana Peralta, do hereby certify the following:

- 1. I am an adult individual authorized to make this Certification.
- 2. I hereby certify the following:
  - a. I am not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County; and
  - b. I am not delinquent in paying municipal utility bills owed to municipalities within Luzerne County.
  - c. I am not purchasing the property on behalf of someone who is delinquent in paying real estate taxes owed to taxing bodies within Luzerne County or someone who is delinquent in paying municipal utility bills owed to municipalities within Luzerne County.

The facts set forth above are true and correct upon the undersigned's personal knowledge information and belief. This written statement of fact is made by the undersigned subject to the penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities, this 5<sup>th</sup> day of June, 2025

[Signature]  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

If purchaser is a business entity, list relationship to that business here \_\_\_\_\_

Sworn and subscribed  
Before me this 6<sup>th</sup> day of JUNE, 2025

[Signature]  
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal GERARD M. MUSTO, Notary Public Luzerne County My Commission Expires August 20, 2026 Commission Number 1192269
--



## Luzerne County Tax Claim Bureau

Search Result 1 of 1

[Return to Results](#)

[New Search](#)

Keyboard Shortcuts			
N	Next Result	P	Previous Result
Q	New Query	B	Return to Query

**THIS IS NOT A CERTIFIED SEARCH**  
Data is current as of 1 AM on (09/17/2025)

PARCEL NUMBER: 48-H8SE2 -009-009-000  
Deed Book - Page: 02216-000758

**NAME:** LUZERNE CO COMMISSIONERS  
**ADDRESS:** COURT HOUSE  
 WILKES BARRE  
 PA 18711  
**LOCATION:** 202 ADJ MCGINNIS ST  
**DISTRICT:** 48 (PLYMOUTH BORO WARD 3)  
**DESCRIPTION:** 48-3-122-7  
**ASSESSED VALUE:** 8,000

No Delinquent Taxes on file.

PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH. YOU MAY ORDER A CERTIFIED SEARCH BY MAIL OR BY VISITING THE TAX CLAIM OFFICE.

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UPSET PRICE SALE  
PRIVATE BID SALE  
FREE & CLEAR SALE

# Tax Claim Bureau Deed

FREE & CLEAR SALE  
DECEMBER 5, 1986

Sale No. 19  
DEED NO. 22252

This Deed Made this 9th day of December, 1986,

between the TAX CLAIM BUREAU, of the County of Luzerne, Pennsylvania, as Trustee, GRANTOR, and  
Luzerne County Commissioners

Luzerne County Courthouse

Wilkes-Barre, Pennsylvania 18711 GRANTEE.

Witnesseth, that in consideration of \$ 1.00 in hand paid, receipt whereof is

hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, the following lot of land with

appurtenances:

Gaylord Ave.  
Map HBSE2; Blk. 9, Lot 9  
Plate No. 48-3-122-7  
Borough of Plymouth  
County of Luzerne  
State of Pennsylvania

PETITION FOR RULE TO SELL  
# 3476-C of TERM. 19 86

Being the property formerly owned or reputed to be owned by Peter Philips

the same having been sold under proceedings filed in the Tax  
Claim Bureau of the County of Luzerne to No. 48-3-122-6

under authority of the provisions of the Act of July 7, 1947, P. L. 1368, known as the Real Estate Tax Sale Law.

In Witness Whereof, said Grantor has hereunto caused this Deed to be executed by its Director the day  
and year first above written.

Signed, Sealed and Delivered  
in the presence of:

Martha J. Spangenberg, Clerk

TAX CLAIM BUREAU OF LUZERNE COUNTY, TRUSTEE

By Janet M. Augustine DIRECTOR SEAL

BOOK 2216 PAGE 758

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LUZERNE

} ss:

On this, the 9th day of December, 19 86

before me, the Prothonotary of the County of Luzerne, the undersigned officer, personally appeared

Janet M. Augustine Director of the Tax Claim Bureau of the County of Luzerne,  
Commonwealth of Pennsylvania, of the Township of Newport, known to

me to be the person described in the foregoing instrument and acknowledged that he executed the same in the capacity therein  
stated and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

*Ernest E. Dunphy*

RECORDED  
FEE AND TAX PAID  
DEC 16 1986

DEC 16 1986 12:21

REGISTERED FOR RECORD  
at 12:21 PM  
DEC 16 1986  
Fees \$ 13.50  
*Frank C. Castellino*  
RECORDER

1529  
**DEED**

TAX CLAIM BUREAU

of

Luzerne County, Trustee

*WV* TO

Luzerne County Commissioners

Luzerne County Courthouse

Wilkes-Barre, Pennsylvania 18711

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF LUZERNE } ss:

Recorded on this 16th  
day of December, 19 86

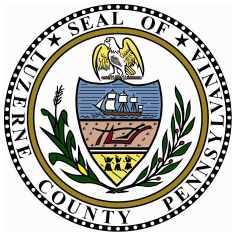
in the Recorder's Office of said County in Deed  
Book 2216 Page 758

Given under my hand and the seal of the said  
office the day above written.

*Frank C. Castellino*

Recorder

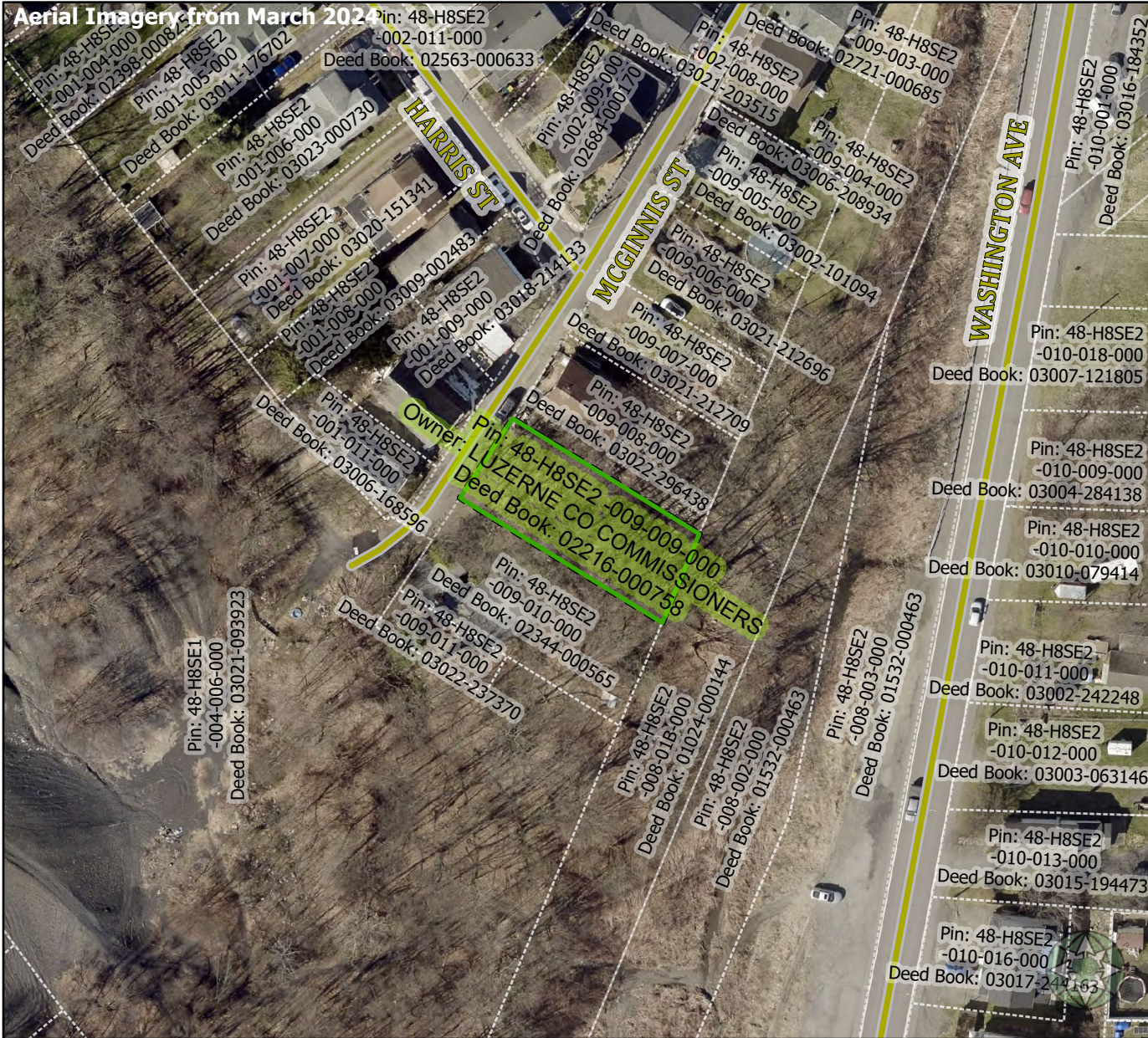
BOOK 2216 PAGE 759



# Luzerne County Owned Property for Sale

## Parcel Identification Number: 48-H8SE2 -009-009-000

© 2025 Luzerne County GIS/Mapping Department. Imagery, boundaries, and all other data provided for assessment purposes only, not to provide engineering or survey data.



### Parcel Info

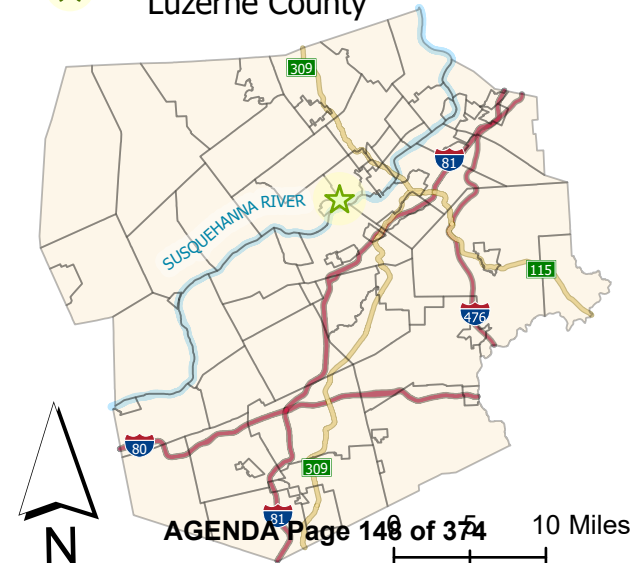
**PIN:** 48-H8SE2 -009-009-000  
**Deed Book Page:** 02216-000758  
**Deeded Acres:** 0.149  
**Total Assessed Value:** \$8000  
**Muni:** PLYMOUTH BOROUGH



Scan to View  
Instructions for  
Property Purchase

For more information on purchasing a county owned property, contact Lee Ann McDermott of the Luzerne County Real Estate Committee. [LeeAnn.McDermott@LuzerneCounty.org](mailto:LeeAnn.McDermott@LuzerneCounty.org)

- County Owned Parcel For Sale
- Parcel's Location Within Luzerne County



General Information		Legal Information	
Control Number	00105454	Neighborhood	
Parcel Number	48-H8SE2 -009-009-000	Property Type	LX
Parcel Address	202 MCGINNIS ST	Tax Status	X
		Acres:	0
School District	WYOMING VALLEY WEST S	Land Use Type:	600
Municipality	PLYMOUTH BOROUGH	Card Number	1 of 0
		Assessment Property Class:	LX

(Assessment Property Class is NOT a Zoning Classification. Contact appropriate Municipality)

Current Ownership Information				
Owner Name	Owner Address	City	State	Zip
LUZERNE CO COMMISSIONERS	COURT HOUSE	WILKES BARRE	PA	18711

Value Data		BASE YEAR: 2008		Land Information			
Base Year Value				Type	Description	Land Units	MKT VALUE
Land:	8,000	Land:	8,000	R-H	HOMESITE	AC 0.149	8,000
C&G Land:	0	C&G Land:	0	R-OP1	OPEN 1	AC 0.000	0
Improvements:	0	Improvements:	0	R-WD	WOOD	AC 0.000	0
Total:	8,000	Total:	8,000	Parcel Total Land Area		0	8,000

Sales History			
Deed Reference	Sale Date	Sale Price	Grantee
02216-000758	01-01-1960	0	LUZERNE CO COMMISSIONERS

Miscellaneous Structures							
Outbuilding Description	Condition	Stories	Year Built	Length	Width	Total Area	OB Value

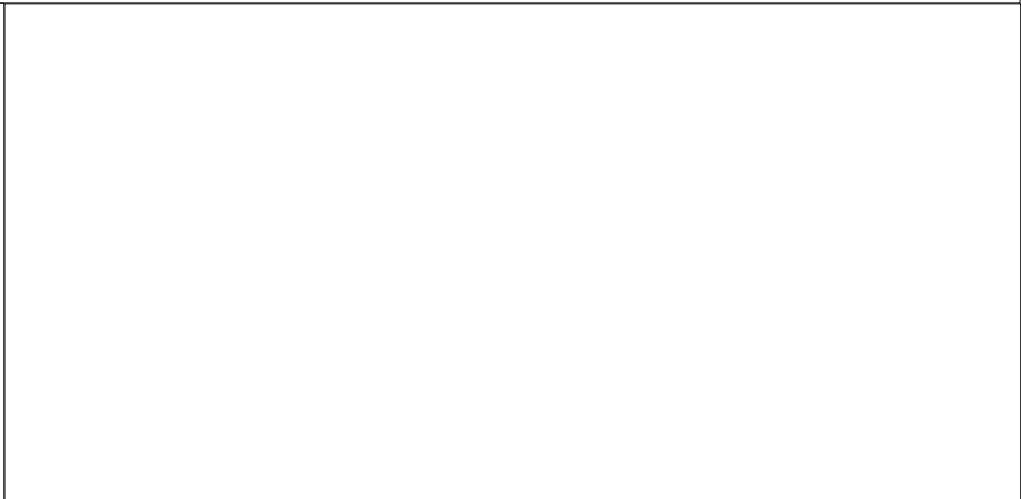
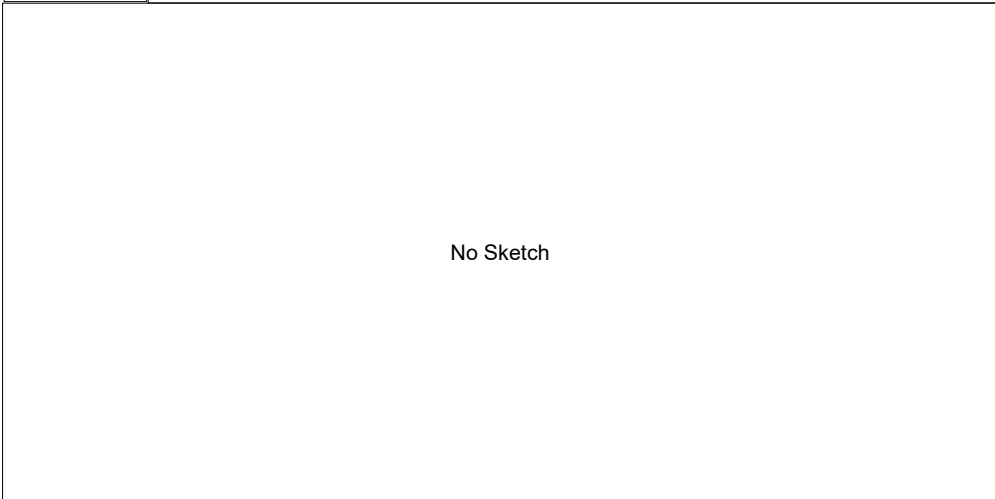
**Building Info** Bldg # Card # 1 of 1 Sec # 1 of 0

Year Built:  
 Section Use:  
 Stories:  
 Condition:  
 Wall Height:  
 Ext Walls:  
 Int Walls:  
 Floors:  
 Heat Type:  
 Feature 1:  
 Feature 2:  
 Feature 3:  
 Basement %:  
 Structure:

Commercial Income					
Bldg #	Sect #	Description	Area/Units	Rent per Unit	Gross Rent

**Property Notes**

Create Date	Note Text



## Lawrence, Sharon

---

**From:** Montgomery, Kristin  
**Sent:** Friday, September 19, 2025 4:32 PM  
**To:** Lawrence, Sharon; Dysleski, Mary; Emel, Nadine; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** RE: NEW County Owned Property Application for Purchase PERALTA  
**Attachments:** LC 48-H8SE2-009-009-000.pdf

This appears to be just a vacant lot on this street. Depending upon surroundings it may or may not be worth something in this range.

Kristin

*Kristin L. Montgomery, CPE*

Chief Assessor/Director of Assessment  
Luzerne County Assessment Office  
200 North River Street  
Wilkes Barre PA 18711  
570-825-1540

No matter the job, big or small, do it well or not at all.

---

**From:** Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>  
**Sent:** Thursday, September 18, 2025 1:34 PM  
**To:** Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>; Skene, Harry <Harry.Skene@luzernecounty.org>; Crake-Lapsansky, Shannon <Shannon.Crake-Lapsansky@luzernecounty.org>  
**Subject:** NEW County Owned Property Application for Purchase PERALTA

PERALTA      48-H8SE2-009-009-000    .15 AC A/V \$8,000 / .862 = A RANGE OF \$7,900 - \$10,700

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

Thank you!  
Sharon

Sharon Lawrence  
Clerk of County Council  
Luzerne County Courthouse  
200 North River Street  
Wilkes-Barre, PA 18711  
Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

**If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at [Cybersecurity@LuzerneCounty.org](mailto:Cybersecurity@LuzerneCounty.org)**

## Lawrence, Sharon

---

**From:** Nadine Emel <nadine@eliterevenue.com>  
**Sent:** Monday, September 22, 2025 12:52 PM  
**To:** Lawrence, Sharon  
**Cc:** Montgomery, Kristin; Dysleski, Mary; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** [EXTERNAL]: Re: NEW County Owned Property Application for Purchase PERALTA  
**Attachments:** Statement of Account-Parcel No. 48-H8SE2-009-009.pdf; Statement of Account-212 McGinnis.pdf

---

**WARNING:** This message is from an external email address. Do not click any links or open any attachments unless you recognize the sender **AND** you know that the contents of the email are safe to open.

---

Good Afternoon,

Attached please find the statement of account for the parcel that is being sold, there are no delinquent taxes.

I have also attached a statement of account for 212 McGinnis Street, there are no delinquent taxes on that parcel. The property is not in Mr. Peralta's name but it was the mailing address he used in the bid packet.

Thank you,  
Nadine

On Thu, Sep 18, 2025 at 1:34 PM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

PERALTA            48-H8SE2-009-009-000

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

**If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at [Cybersecurity@LuzerneCounty.org](mailto:Cybersecurity@LuzerneCounty.org)**

RUN DATE: 09-22-25  
RUN TIME: 12:37:46  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: LUZERNE CO COMMISSIONERS  
COURT HOUSE  
WILKES BARRE PA 18711

PARCEL: 48-H8SE2 -009-009-000  
LOCATION: 202 ADJ MCGINNIS ST  
DESCRIPTION:  
48-3-122-7  
DISTRICT: PLYMOUTH BORO WARD 3

A.V.  
8000

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:38:51  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: SANTANA LUIS  
212 MCGINNIS ST  
PLYMOUTH PA 18651

PARCEL: 48-H8SE2 -009-008-000  
LOCATION: 212 MCGINNIS ST  
DESCRIPTION: 210 MCGINNIS  
48-3-39-5  
DISTRICT: PLYMOUTH BORO WARD 3

A.V.  
62200

----- STATEMENT OF ACCOUNT -----

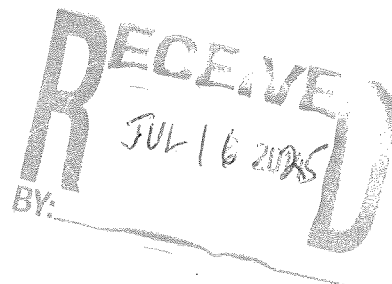
\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

# PROPOSAL PACKET

FOR

**PURCHASE OF LUZERNE COUNTY PROPERTY**

- 1. Notice**
- 2. Procedure**
- 3. Proposal Form**
- 4. Certification**



# NOTICE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

---

1. The County of Luzerne currently holds title to various property throughout Luzerne County.
2. The County is seeking to offer these parcels for sale to willing purchasers.
3. It is expressly understood and agreed that the purchaser, as acknowledged below, is aware of all potential risks involved in this sale.
4. Luzerne County does not convey title by general warranty. Luzerne County shall convey title by quitclaim deed only and shall be held harmless and released of any liability from any effects of potential risks or defects in title. It shall be the sole responsibility of the proposed purchaser to perform or cause to be performed title searches and pay the costs associated with such searches.
5. Per the Luzerne County Home Rule Charter, the sale of real estate requires the approval of Luzerne County Council.
6. Luzerne County reserves the right to negotiate the price of sale with any prospective purchaser.
7. As required by Pennsylvania law, Luzerne County will not convey any property if the transaction is not for fair market value, nor if it is determined to not be in the best interests of Luzerne County.
8. Fair market value is defined as the most probable price, expressed in terms of money, that a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.
9. As required by Pennsylvania law, any transaction must be advertised for one day, with a ten (10) day waiting period, in a newspaper of general circulation in Luzerne County before the transaction may be finalized. All costs of advertisement are to be borne by the proposed purchaser.
10. The proposed purchaser must confirm that he/she is not delinquent in paying real estate taxes for any property assessed to him/her in Luzerne County and does not have municipal utility bills, in any municipality of Luzerne County, that are more than one year outstanding.
11. It is expressly prohibited for individuals/entities to engage in straw purchases wherein the parcel to be purchased is then transferred to an otherwise ineligible purchaser per the requirements of paragraph 10 herein.
12. Payment for the purchase of property must be made in full within 72 hours and all funds must be made payable to Luzerne County Treasurer in the form of cash, money order, cashier's check, or certified check. Personal checks will not be accepted. All parties are advised to consult an attorney with any legal questions regarding the purchase of this property. The employees and agents of Luzerne County are not permitted to provide legal advice to prospective purchasers.

Please sign and date in the space below indicating that you have read and agree to the terms detailed above.

Andrew Tiedemann  
PROPOSED PURCHASER (PRINT)

Andrew Tiedemann  
PROPOSED PURCHASER (SIGNATURE)

\_\_\_\_\_  
PROPOSED PURCHASER (PRINT)

\_\_\_\_\_  
PROPOSED PURCHASER (SIGNATURE)

07-16-2025  
DATE

# PROCEDURE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

---

1. The proposed purchaser shall be responsible for preparing the Proposal Packet, which shall include the Notice, Procedure, Proposal and Certification signed and dated where indicated. The packet is not complete unless the Certification is notarized, and such packet shall be rejected if not notarized.
2. The proposed purchaser shall submit the complete packet of documents to the Luzerne County Clerk of Council. Mailing address: 200 N. River Street, Wilkes-Barre, PA 18711. Contact phone number: 570-825-1634.
3. The Clerk of Council shall forward proposal packets to the Luzerne County Council Real Estate Committee, Luzerne County Assessor's Office, Luzerne County Office of Law, and any other necessary department for review and for the required documentation for the property.
4. Upon receipt of the required documentation set forth above, the Clerk of Council will forward the necessary documents to the Real Estate Committee for inclusion in the previously provided packet for review. The packet may be referred to Council for inclusion on a Work Session. Additional documentation may be requested.
5. At a Council Work Session, the proposal, along with any other supporting documentation, will be reviewed by Council. Any additional supporting documentation can be requested by Council, OR if the proposal packet is deemed sufficient, Council may move the request to a Voting Session for a motion to allow the proposed purchaser to place the required advertisement. **(Approval for advertisement does not transfer property to purchaser; Luzerne County specifically retains the right to continue to negotiate the purchase with the proposed purchaser or with other interested parties following the advertisement.)**
6. Upon approval by Council to advertise, the Clerk of Council will provide the text of the legal advertisement to the proposed purchaser. The proposed purchaser shall be responsible for placing the advertisement with a newspaper of general circulation in Luzerne County and paying the costs of the advertisement directly to the newspaper.
7. The proposed purchaser shall provide a copy of the advertisement and proof (paid receipt) from the newspaper to the Luzerne County Clerk of Council.
8. At a subsequent Voting Session, Luzerne County Council, by Resolution adopted by at least a majority of its current members, shall then authorize the property to be transferred.
9. In the case of more than one offer on a property, a sealed bid process will be required. Bids will be opened in a public meeting. The highest bid will be accepted.
10. In the event there are multiple matching bids submitted, Luzerne County shall then hold a public auction on the property in question wherein the highest bid submitted at the auction shall be accepted.

Andrew Tiedemann

PROPOSED PURCHASER (PRINT)

Andrew Tiedemann

PROPOSED PURCHASER (SIGNATURE)

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

07-16-2025

DATE

**PROPOSAL FORM**

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I/We, Andrew Tiedemann, hereby submit a proposal offer in the amount of \$ 600.00 for the property currently owned by the County of Luzerne, Pennsylvania.

Property Parcel No.: 73-H10NW4-16-27-000

Current assessed value: \$ 14,000 (may not equal the fair market value)

Description of property (provide street address if known):

128 Aelj Court St. Wilkes Barre  
PA, 18702

This property is situated in:

Wilkes Barre Twp (Municipality)  
Wilkes Barre (School District)

Print Name(s) clearly exactly how it (they) will appear on the deed:

Andrew J. Tiedemann

Specific Relationship:  Single  Married  Separated, but married  Divorced  Tenants in Common

Mailing address: 128 Court St. Wilkes Barre PA 18702

Telephone number: 201 665-2885

*\*Please allow 8 to 12 weeks for the process to be completed by Council. Deed preparation and transfer of property will take an additional 1 to 2 weeks after Council's approval.*

Andrew Tiedemann  
PROPOSED PURCHASER (PRINT)

Andrew Tiedemann  
PROPOSED PURCHASER (SIGNATURE)

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

07-16-2025  
DATE

**CERTIFICATION**

(Must be notarized)

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I, Andrew Tielemann, do hereby certify the following:

- 1. I am an adult individual authorized to make this Certification.
- 2. I hereby certify the following:
  - a. I am not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County; and
  - b. I am not delinquent in paying municipal utility bills owed to municipalities within Luzerne County.
  - c. I am not purchasing the property on behalf of someone who is delinquent in paying real estate taxes owed to taxing bodies within Luzerne County or someone who is delinquent in paying municipal utility bills owed to municipalities within Luzerne County.

The facts set forth above are true and correct upon the undersigned's personal knowledge information and belief. This written statement of fact is made by the undersigned subject to the penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities, this 16 day of July, 2025

Andrew Tielemann  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

If purchaser is a business entity, list relationship to that business here \_\_\_\_\_

STATE OF PA COUNTY Luzerne

Sworn and subscribed

Before me this 16<sup>th</sup> day of July, 2025

Gabriel Dalessandro  
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Gabriel Dalessandro, Notary Public
Luzerne County
My commission expires February 23, 2028
Commission number 1034725
Member, Pennsylvania Association of Notaries



### Luzerne County Tax Claim Bureau

Search Result 1 of 1

[Return to Results](#)

[New Search](#)

Keyboard Shortcuts			
N	Next Result	P	Previous Result
Q	New Query	B	Return to Query

**THIS IS NOT A CERTIFIED SEARCH**  
Data is current as of 1 AM on (07/16/2025)

PARCEL NUMBER: 73-H10NW4-016-027-000  
Deed Book - Page:

**NAME:** LUZERNE COUNTY COMMISSIONERS  
**ADDRESS:** COURT HOUSE  
 WILKES BARRE  
 PA 18711  
**LOCATION:** 128 ADJ COURT ST  
**DISTRICT:** 73 (WILKES-BARRE WARD 1)  
**DESCRIPTION:** 73-1-771  
**ASSESSED VALUE:** 14,000

No Delinquent Taxes on file.

PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH. YOU MAY ORDER A CERTIFIED SEARCH BY MAIL OR BY VISITING THE TAX CLAIM OFFICE.

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**From:** [Dysleski, Mary](#)  
**To:** [Lawrence, Sharon](#); [Montgomery, Kristin](#); [Emel, Nadine](#); [Sine, Patrick](#); [McDermott, Lee Ann](#); [Lescavage, Kevin](#); [Sabatino, Jimmy](#); [Stephenson, Brittany](#); [Skene, Harry](#); [Crake-Lapsansky, Shannon](#)  
**Subject:** RE: NEW County Owned Property Application for Purchase TIEDEMANN  
**Date:** Friday, September 19, 2025 11:01:11 AM

---

Hi,

There is no deed book and page reference for this property. I could not find a reference to who owned it previous to the Commissioners.

Mary

Mary K. Dysleski, Manager  
Recorder of Deeds, Register of Wills, Clerk of Orphans' Court  
200 North River Street  
Wilkes-Barre, PA 18711  
Phone: 570-825-1670

---

**From:** Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>  
**Sent:** Thursday, September 18, 2025 1:36 PM  
**To:** Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>; Skene, Harry <Harry.Skene@luzernecounty.org>; Crake-Lapsansky, Shannon <Shannon.Crake-Lapsansky@luzernecounty.org>  
**Subject:** NEW County Owned Property Application for Purchase TIEDEMANN

TIEDEMANN 73-H10NW4-016-027-000

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

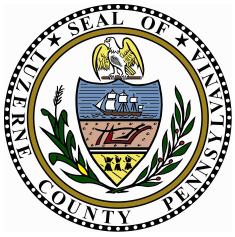
Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence  
Clerk of County Council  
Luzerne County Courthouse  
200 North River Street  
Wilkes-Barre, PA 18711  
Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

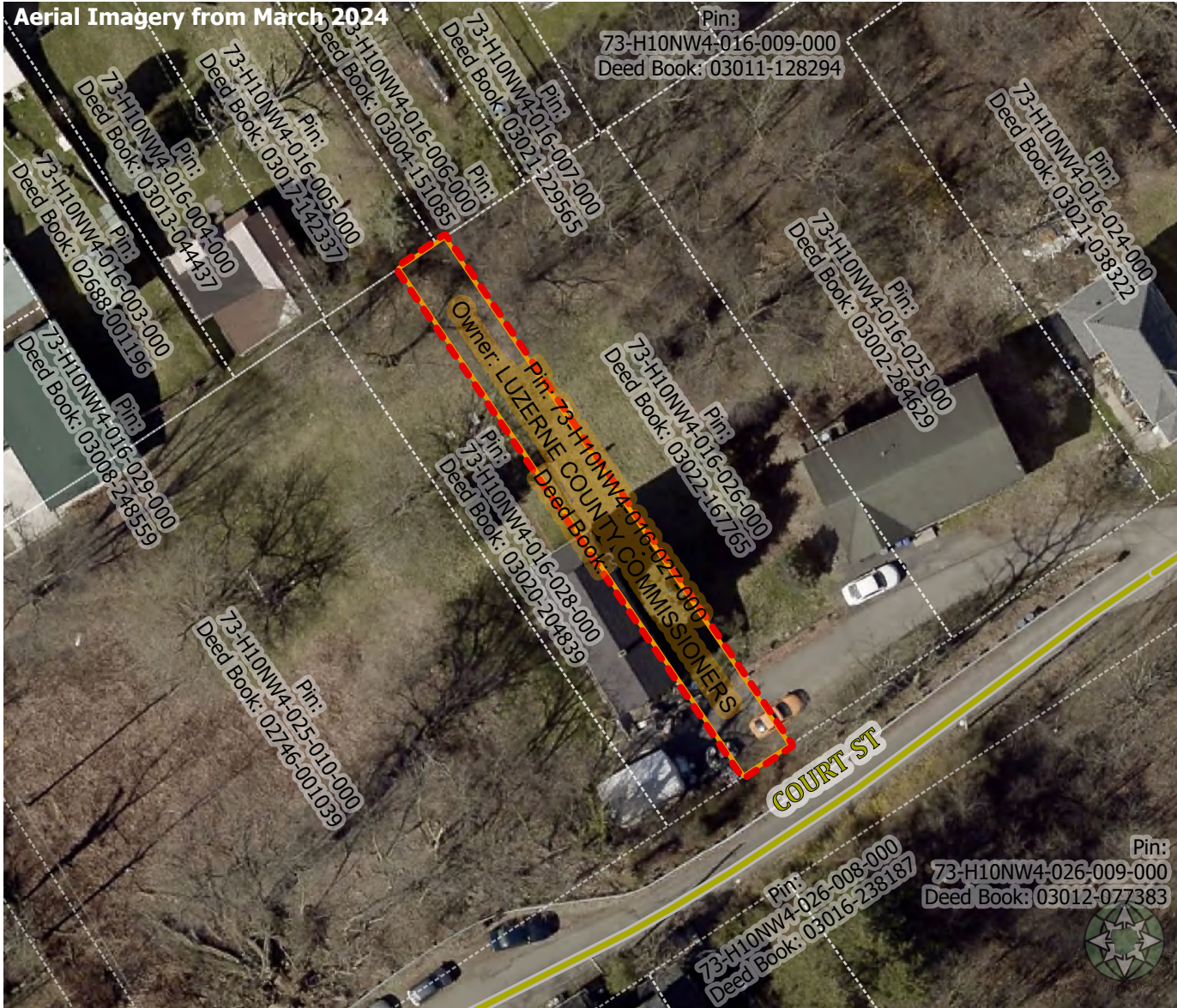
**If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at [Cybersecurity@LuzerneCounty.org](mailto:Cybersecurity@LuzerneCounty.org)**



# Luzerne County Owned Property for Sale

## Parcel Identification Number: **73-H10NW4-016-027-000**

© 2025 Luzerne County GIS/Mapping Department. Imagery, boundaries, and all other data provided for assessment purposes only, not to provide engineering or survey data.



### Parcel Info

(Requires title search)

PIN: 73-H10NW4-016-027-000

Last Recorded Acres: 0.086

Total Assessed Value: \$14000

Muni: WILKES-BARRE CITY



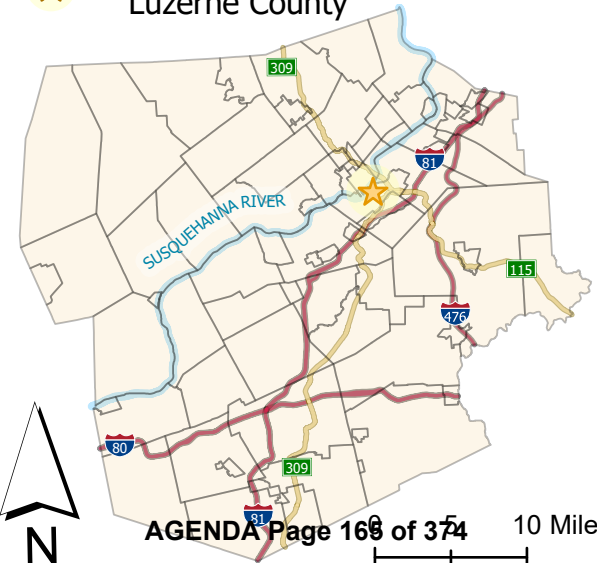
Scan to View  
Instructions for  
Property Purchase

For more information on purchasing a county owned property, contact Lee Ann McDermott of the Luzerne County Real Estate Committee. [LeeAnn.McDermott@LuzerneCounty.org](mailto:LeeAnn.McDermott@LuzerneCounty.org)

County Owned Parcel For Sale



Parcel's Location Within  
Luzerne County



**ATTENTION: The property shown requires a title search before sale.**

General Information		Legal Information	
Control Number	00165528	Neighborhood	
Parcel Number	73-H10NW4-016-027-000	Property Type	LX
Parcel Address	128 COURT ST	Tax Status	X
		Acres:	0
School District	WILKES-BARRE AREA SD	Land Use Type:	600
Municipality	WILKES-BARRE CITY	Card Number	1 of 0
		Assessment Property Class:	LX

(Assessment Property Class is NOT a Zoning Classification. Contact appropriate Municipality)

Current Ownership Information				
Owner Name	Owner Address	City	State	Zip
LUZERNE COUNTY COMMISSIONERS	COURT HOUSE	WILKES BARRE	PA	18711

Value Data		BASE YEAR: 2008		Land Information			
Base Year Value				Type	Description	Land Units	MKT VALUE
Land:	14,000	Land:	14,000	R-H	HOMESITE	AC 0.086	14,000
C&G Land:	0	C&G Land:	0	R-OP1	OPEN 1	AC 0.000	0
Improvements:	0	Improvements:	0	R-WD	WOOD	AC 0.000	0
Total:	14,000	Total:	14,000	Parcel Total Land Area		0	14,000

Sales History			
Deed Reference	Sale Date	Sale Price	Grantee
0	01-01-1960	0	LUZERNE COUNTY COMMISSIONERS

Miscellaneous Structures							
Outbuilding Description	Condition	Stories	Year Built	Length	Width	Total Area	OB Value

<b>Building Info</b>	<b>Bldg #</b>	<b>Card # 1 of 1</b>	<b>Sec # 1 of 0</b>
Year Built:			
Section Use:			
Stories:			
Condition:			
Wall Height:			
Ext Walls:			
Int Walls:			
Floors:			
Heat Type:			
Feature 1:			
Feature 2:			
Feature 3:			
Basement %:			
Structure:			

Commercial Income					
Bldg #	Sect #	Description	Area/Units	Rent per Unit	Gross Rent

**Property Notes**

Create Date	Note Text
09-15-2006	TO STATUS 7 PER COMMONWEALTH COURT OF PA

No Sketch

## Lawrence, Sharon

---

**From:** Montgomery, Kristin  
**Sent:** Friday, September 19, 2025 4:38 PM  
**To:** Lawrence, Sharon; Dysleski, Mary; Emel, Nadine; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** RE: NEW County Owned Property Application for Purchase TIEDEMANN  
**Attachments:** LC 73-H10NW4-016-027-000.pdf

This is a vacant lot on Court St. in the City, seems to be on quite a hill but otherwise should be worth something within it's range if there's a deed to it.

*Kristin L. Montgomery, CPE*  
Chief Assessor/Director of Assessment  
Luzerne County Assessment Office  
200 North River Street  
Wilkes Barre PA 18711  
570-825-1540

No matter the job, big or small, do it well or not at all.

---

**From:** Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>  
**Sent:** Thursday, September 18, 2025 1:36 PM  
**To:** Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>; Skene, Harry <Harry.Skene@luzernecounty.org>; Crake-Lapsansky, Shannon <Shannon.Crake-Lapsansky@luzernecounty.org>  
**Subject:** NEW County Owned Property Application for Purchase TIEDEMANN

TIEDEMANN 73-H10NW4-016-027-000 .09 acre A/V \$14,000 / .862 = Range of \$13,800 - \$18,700

All.  
Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.  
Thank you!  
Sharon

Sharon Lawrence  
Clerk of County Council  
Luzerne County Courthouse  
200 North River Street  
Wilkes-Barre, PA 18711  
Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

**If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at [Cybersecurity@LuzerneCounty.org](mailto:Cybersecurity@LuzerneCounty.org)**

## Lawrence, Sharon

---

**From:** Nadine Emel <nadine@eliterevenue.com>  
**Sent:** Monday, September 22, 2025 12:59 PM  
**To:** Lawrence, Sharon  
**Cc:** Montgomery, Kristin; Dysleski, Mary; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** [EXTERNAL]: Re: NEW County Owned Property Application for Purchase TIEDEMANN  
**Attachments:** Statement of Account-Parcel No. 73-H10NW4-016-027.pdf; Statement of Account-Tiedemann.pdf

---

**WARNING:** This message is from an external email address. Do not click any links or open any attachments unless you recognize the sender **AND** you know that the contents of the email are safe to open.

---

Attached please find the statement of account for the parcel being sold there are no delinquent taxes.

Also attached is the statement of account for property owned by Andrew Tiedemann there are no delinquent taxes on his property.

Thank you,  
Nadine

On Thu, Sep 18, 2025 at 1:36 PM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

TIEDEMANN 73-H10NW4-016-027-000

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

**If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at [Cybersecurity@LuzerneCounty.org](mailto:Cybersecurity@LuzerneCounty.org)**

RUN DATE: 09-22-25  
RUN TIME: 12:52:56  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: LUZERNE COUNTY COMMISSIONERS  
COURT HOUSE  
WILKES BARRE PA 18711

PARCEL: 73-H10NW4-016-027-000  
LOCATION: 128 ADJ COURT ST  
DESCRIPTION:  
73-1-771  
DISTRICT: WILKES-BARRE WARD 1

A.V.  
14000

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 12:53:26  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: TIEDEMANN ANDREW V  
128 COURT STREET  
WILKES BARRE PA 18702

PARCEL: 73-H10NW4-016-028-000  
LOCATION: 128 COURT ST  
DESCRIPTION:  
73-1-398-7  
DISTRICT: WILKES-BARRE WARD 1

A.V.  
53900

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

# **PROPOSAL PACKET**

FOR

**PURCHASE OF LUZERNE COUNTY PROPERTY**

- 1. Notice**
- 2. Procedure**
- 3. Proposal Form**
- 4. Certification**

# NOTICE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

---

1. The County of Luzerne currently holds title to various property throughout Luzerne County.
2. The County is seeking to offer these parcels for sale to willing purchasers.
3. It is expressly understood and agreed that the purchaser, as acknowledged below, is aware of all potential risks involved in this sale.
4. Luzerne County does not convey title by general warranty. Luzerne County shall convey title by quitclaim deed only and shall be held harmless and released of any liability from any effects of potential risks or defects in title. It shall be the sole responsibility of the proposed purchaser to perform or cause to be performed title searches and pay the costs associated with such searches.
5. Per the Luzerne County Home Rule Charter, the sale of real estate requires the approval of Luzerne County Council.
6. Luzerne County reserves the right to negotiate the price of sale with any prospective purchaser.
7. As required by Pennsylvania law, Luzerne County will not convey any property if the transaction is not for fair market value, nor if it is determined to not be in the best interests of Luzerne County.
8. Fair market value is defined as the most probable price, expressed in terms of money, that a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.
9. As required by Pennsylvania law, any transaction must be advertised for one day, with a ten (10) day waiting period, in a newspaper of general circulation in Luzerne County before the transaction may be finalized. All costs of advertisement are to be borne by the proposed purchaser.
10. The proposed purchaser must confirm that he/she is not delinquent in paying real estate taxes for any property assessed to him/her in Luzerne County and does not have municipal utility bills, in any municipality of Luzerne County, that are more than one year outstanding.
11. It is expressly prohibited for individuals/entities to engage in straw purchases wherein the parcel to be purchased is then transferred to an otherwise ineligible purchaser per the requirements of paragraph 10 herein.
12. Payment for the purchase of property must be made in full within 72 hours and all funds must be made payable to Luzerne County Treasurer in the form of cash, money order, cashier's check, or certified check. Personal checks will not be accepted. All parties are advised to consult an attorney with any legal questions regarding the purchase of this property. The employees and agents of Luzerne County are not permitted to provide legal advice to prospective purchasers.

Please sign and date in the space below indicating that you have read and agree to the terms detailed above.

SEAN C. MCGRATH

PROPOSED PURCHASER (PRINT)

SARA A. MCGRATH

PROPOSED PURCHASER (PRINT)

Sean C. McGrath  
PROPOSED PURCHASER (SIGNATURE)

Sara A. McGrath  
PROPOSED PURCHASER (SIGNATURE)

9/17/25  
DATE

# PROCEDURE

## FOR PURCHASE OF LUZERNE COUNTY PROPERTY

1. The proposed purchaser shall be responsible for preparing the Proposal Packet, which shall include the Notice, Procedure, Proposal and Certification signed and dated where indicated. The packet is not complete unless the Certification is notarized, and such packet shall be rejected if not notarized.
2. The proposed purchaser shall submit the complete packet of documents to the Luzerne County Clerk of Council. Mailing address: 200 N. River Street, Wilkes-Barre, PA 18711. Contact phone number: 570-825-1634.
3. The Clerk of Council shall forward proposal packets to the Luzerne County Council Real Estate Committee, Luzerne County Assessor's Office, Luzerne County Office of Law, and any other necessary department for review and for the required documentation for the property.
4. Upon receipt of the required documentation set forth above, the Clerk of Council will forward the necessary documents to the Real Estate Committee for inclusion in the previously provided packet for review. The packet may be referred to Council for inclusion on a Work Session. Additional documentation may be requested.
5. At a Council Work Session, the proposal, along with any other supporting documentation, will be reviewed by Council. Any additional supporting documentation can be requested by Council, OR if the proposal packet is deemed sufficient, Council may move the request to a Voting Session for a motion to allow the proposed purchaser to place the required advertisement. **(Approval for advertisement does not transfer property to purchaser; Luzerne County specifically retains the right to continue to negotiate the purchase with the proposed purchaser or with other interested parties following the advertisement.)**
6. Upon approval by Council to advertise, the Clerk of Council will provide the text of the legal advertisement to the proposed purchaser. The proposed purchaser shall be responsible for placing the advertisement with a newspaper of general circulation in Luzerne County and paying the costs of the advertisement directly to the newspaper.
7. The proposed purchaser shall provide a copy of the advertisement and proof (paid receipt) from the newspaper to the Luzerne County Clerk of Council.
8. At a subsequent Voting Session, Luzerne County Council, by Resolution adopted by at least a majority of its current members, shall then authorize the property to be transferred.
9. In the case of more than one offer on a property, a sealed bid process will be required. Bids will be opened in a public meeting. The highest bid will be accepted.
10. In the event there are multiple matching bids submitted, Luzerne County shall then hold a public auction on the property in question wherein the highest bid submitted at the auction shall be accepted.

SEAN C. MCGRATH  
PROPOSED PURCHASER (PRINT)

SARA A. MCGRATH  
PROPOSED PURCHASER (PRINT)

Sean C. McGrath  
PROPOSED PURCHASER (SIGNATURE)

Sara A. McGrath  
PROPOSED PURCHASER (SIGNATURE)

9/17/25  
DATE

**PROPOSAL FORM**

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I/We, SEAN + SARA McGRATH, hereby submit a proposal offer in the amount of \$ 500.00 for the property currently owned by the County of Luzerne, Pennsylvania.

Property Parcel No.: 74D7S6001008000

Current assessed value: \$ 10,500 (may not equal the fair market value)

Description of property (provide street address if known):

Property is adjacent to 270 Carpenter Rd. It sits on the edge our landscaping on top of a stream that is part of a 2nd Stream + Catch Basin.

This property is situated in:

Harvey's Lake (Municipality)

Lake Lehman (School District)

Print Name(s) clearly exactly how it (they) will appear on the deed:

SEAN + SARA McGRATH

Specific Relationship:  Single  Married  Separated, but married  Divorced  Tenants in Common

Mailing address: 270 CARPENTER RD DALLAS PA

Telephone number: (570) 814-7326

*\*Please allow 8 to 12 weeks for the process to be completed by Council. Deed preparation and transfer of property will take an additional 1 to 2 weeks after Council's approval.*

SEAN McGRATH  
PROPOSED PURCHASER (PRINT)

Sean C. McGrath  
PROPOSED PURCHASER (SIGNATURE)

SARA A. McGRATH  
PROPOSED PURCHASER (PRINT)

Sara A. McGrath  
PROPOSED PURCHASER (SIGNATURE)

9/17/25  
DATE

**CERTIFICATION**

(Must be notarized)

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I, SEAN MCGRATH, do hereby certify the following:

1. I am an adult individual authorized to make this Certification.
2. I hereby certify the following:
  - a. I am not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County; and
  - b. I am not delinquent in paying municipal utility bills owed to municipalities within Luzerne County.
  - c. I am not purchasing the property on behalf of someone who is delinquent in paying real estate taxes owed to taxing bodies within Luzerne County or someone who is delinquent in paying municipal utility bills owed to municipalities within Luzerne County.

The facts set forth above are true and correct upon the undersigned's personal knowledge information and belief. This written statement of fact is made by the undersigned subject to the penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities, this 17 day of SEPTEMBER, 2025

Sean McGrath  
SIGNATURE

Sean McGrath  
SIGNATURE

If purchaser is a business entity, list relationship to that business here \_\_\_\_\_

Sworn and subscribed

Before me this 17 day of SEP, 2025

Frederick Heckenbury  
(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Frederick Heckenbury, Notary Public
Luzerne County
My commission expires May 22, 2027
Commission number 1072602
Member, Pennsylvania Association of Notaries





*Requesting 74D7S6 061008000*



## Lawrence, Sharon

---

**From:** Dysleski, Mary  
**Sent:** Monday, September 22, 2025 11:22 AM  
**To:** Lawrence, Sharon; Montgomery, Kristin; Emel, Nadine; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** RE: NEW County Owned Property Application for Purchase MCGRATH

The book and page number referenced for 74-D7S6-001-008 is 1115-381. This is not a deed into Luzerne County. It is an easement for Luzerne County Gas and Electric. I tried different variations for that book and page number but could find no deed that was for Luzerne County. A title search may locate a deed.

Mary

Mary K. Dysleski, Manager  
Recorder of Deeds, Register of Wills, Clerk of Orphans' Court  
200 North River Street  
Wilkes-Barre, PA 18711  
Phone: 570-825-1670

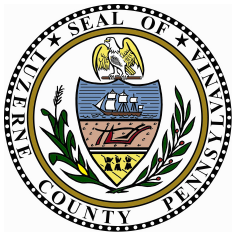
---

**From:** Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>  
**Sent:** Monday, September 22, 2025 10:57 AM  
**To:** Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>; Skene, Harry <Harry.Skene@luzernecounty.org>; Crake-Lapsansky, Shannon <Shannon.Crake-Lapsansky@luzernecounty.org>  
**Subject:** NEW County Owned Property Application for Purchase MCGRATH

Sorry, this was just added today. Can you please get back to me with your departments info by the end of the day? I have to post everything for the public. Thank you!

Sharon Lawrence  
Clerk of County Council  
Luzerne County Courthouse  
200 North River Street  
Wilkes-Barre, PA 18711  
Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

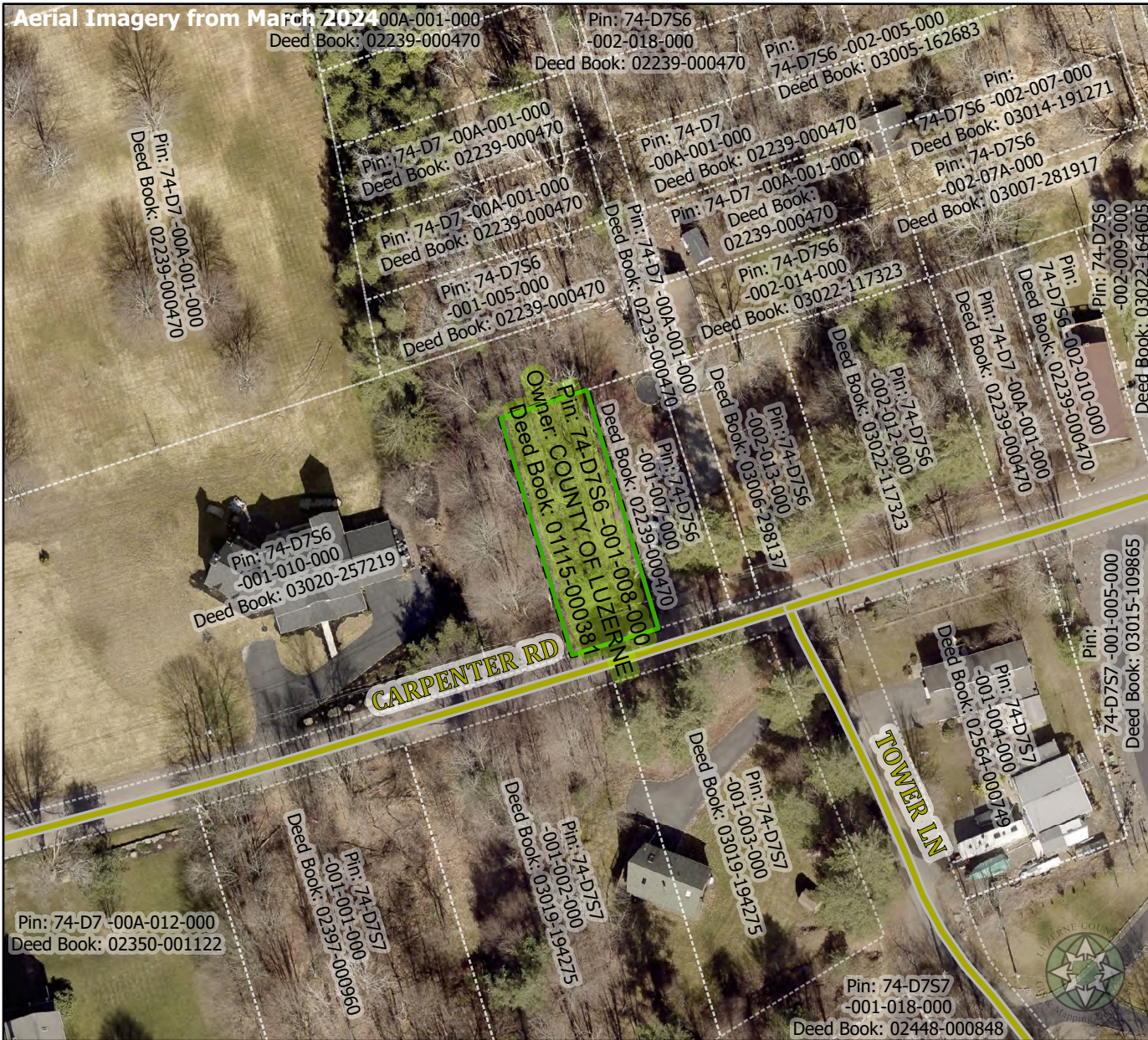
**If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at [Cybersecurity@LuzerneCounty.org](mailto:Cybersecurity@LuzerneCounty.org)**



# Luzerne County Owned Property for Sale

## Parcel Identification Number: **74-D7S6 -001-008-000**

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### Parcel Info

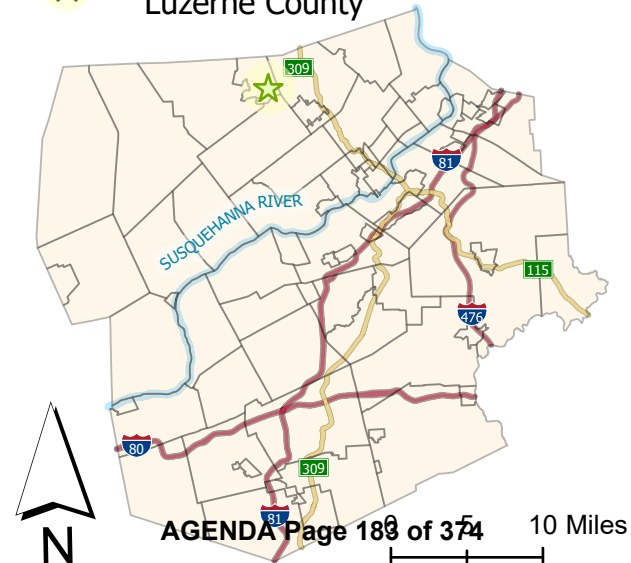
PIN: 74-D7S6 -001-008-000  
 Deed Book Page: 01115-000381  
 Deeded Acres: 0.11  
 Total Assessed Value: \$10500  
 Muni: HARVEY'S LAKE BOROUGH



Scan to View  
 Instructions for  
 Property Purchase

For more information on purchasing a county owned property, contact Lee Ann McDermott of the Luzerne County Real Estate Committee. [LeeAnn.McDermott@LuzerneCounty.org](mailto:LeeAnn.McDermott@LuzerneCounty.org)

- County Owned Parcel For Sale
- Parcel's Location Within Luzerne County



General Information		Legal Information	
Control Number	01180611	Neighborhood	
Parcel Number	74-D7S6 -001-008-000	Property Type	LX
Parcel Address	CARPENTER ROAD	Tax Status	X
	HARVEYS LAKE BORO	Acres:	0
School District	LAKE-LEHMAN SD	Land Use Type:	600
Municipality	HARVEY'S LAKE BOROUGH	Card Number	1 of 0
		Assessment Property Class:	LX
(Assessment Property Class is NOT a Zoning Classification. Contact appropriate Municipality)			

Current Ownership Information				
Owner Name	Owner Address	City	State	Zip
COUNTY OF LUZERNE	200 NORTH RIVER STREET	WILKES BARRE	PA	18701

Value Data		Land Information			
BASE YEAR: 2008		Type	Description	Land Units	MKT VALUE
<b>Base Year Value</b>	<b>Assessed Value</b>				
Land: 10,500	Land: 10,500				
C&G Land: 0	C&G Land: 0				
Improvements: 0	Improvements: 0				
Total: 10,500	Total: 10,500				
<b>Status</b>					
Clean & Green: 0	Homestead: N				
		Parcel Total Land Area		0	0

Sales History			
Deed Reference	Sale Date	Sale Price	Grantee
01115-000381	01-01-1960	0	COUNTY OF LUZERNE

Building Information Bldg		Card # 1 of 1					Manufactured Home	
Year Built:		Bldg Use Code:		MH Park:				
Dwell Code:		Bldg Condition:		MH ID:				
Stories:		Exterior Wall 1:		MH Class:				
Bed Rooms:		Exterior Wall 2:		MH Mfg:				
Full Baths:		Int Vs Ext:		MH Lgth:				
Half Baths:		Basement:		MH Wdth:				
Attic Type:		# Bsmt Car Gar:		Addition:				
Central Air:		Fin Basement:		MH Title:				
Heat Type:		Ttl Living Area:		MH VIN:				
Miscellaneous Structures								
Outbuilding Description	Condition	Stories	Year Built	Length	Width	Total Area	OB Value	

Property Notes	
Create Date	Note Text

No Sketch

## Lawrence, Sharon

---

**From:** Montgomery, Kristin  
**Sent:** Monday, September 22, 2025 12:58 PM  
**To:** Lawrence, Sharon; Dysleski, Mary; Emel, Nadine; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** RE: NEW County Owned Property Application for Purchase MCGRATH  
**Attachments:** LC 74-D7S6 -001-008-000.pdf

Attached is the parcel card for this 74-D7S6 -001-008-000 parcel.

I'm not sure how it came into being. My notes go back to July of 2019 as far as an assessment goes. Typically there's a note saying where it came from but we had that cyber-attach in 2019 so if it was created in late 2018 or early 2019 we've lost those notes.

Mapping may have something on it but I don't see a recent deed associated with it either. Maybe Mary will come up with something on the deed side.

If it's just a lot, the estimated fair market value range (a/v divided by the CLR) should be appropriate, however, if it cannot be built upon, as the buyer is suggesting it's a water runoff basin area, then it's value would be much less and only of interest to those with adjacent parcels.

Kristin

*Kristin L. Montgomery, CPE*  
Chief Assessor/Director of Assessment  
Luzerne County Assessment Office  
200 North River Street  
Wilkes Barre PA 18711  
570-825-1540

No matter the job, big or small, do it well or not at all.

---

**From:** Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>  
**Sent:** Monday, September 22, 2025 10:57 AM  
**To:** Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>; Skene, Harry <Harry.Skene@luzernecounty.org>; Crake-Lapsansky, Shannon <Shannon.Crake-Lapsansky@luzernecounty.org>  
**Subject:** NEW County Owned Property Application for Purchase MCGRATH

Sorry, this was just added today. Can you please get back to me with your departments info by the end of the day? I have to post everything for the public. Thank you!

Sharon Lawrence  
Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

**If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at [Cybersecurity@LuzerneCounty.org](mailto:Cybersecurity@LuzerneCounty.org)**

## Lawrence, Sharon

---

**From:** Nadine Emel <nadine@eliterevenue.com>  
**Sent:** Monday, September 22, 2025 1:25 PM  
**To:** Lawrence, Sharon  
**Cc:** Montgomery, Kristin; Dysleski, Mary; Sine, Patrick; McDermott, Lee Ann; Lescavage, Kevin; Sabatino, Jimmy; Stephenson, Brittany; Skene, Harry; Crake-Lapsansky, Shannon  
**Subject:** [EXTERNAL]: Re: NEW County Owned Property Application for Purchase MCGRATH  
**Attachments:** Statement of Account-Parcel No. 74-D7S6-001-008.pdf; Statement of Account-McGrath.pdf

---

**WARNING:** This message is from an external email address. Do not click any links or open any attachments unless you recognize the sender **AND** you know that the contents of the email are safe to open.

---

Attached please find the statement of account for the property being purchased there are no delinquent taxes.

Also attached is a statement of account for property owned by Sean & Sara McGrath there are no delinquent taxes.

Thank you,  
Nadine

On Mon, Sep 22, 2025 at 10:56 AM Lawrence, Sharon <[Sharon.Lawrence@luzernecounty.org](mailto:Sharon.Lawrence@luzernecounty.org)> wrote:

Sorry, this was just added today. Can you please get back to me with your departments info by the end of the day? I have to post everything for the public. Thank you!

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: [sharon.lawrence@luzernecounty.org](mailto:sharon.lawrence@luzernecounty.org) Phone (570) 825-1634

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RUN DATE: 09-22-25  
RUN TIME: 13:00:58  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: COUNTY OF LUZERNE  
200 NORTH RIVER STREET  
WILKES BARRE PA 18701

PARCEL: 74-D7S6 -001-008-000  
LOCATION: CARPENTER ROAD  
DESCRIPTION: DEV LOT 81  
74-40-5-2  
DISTRICT: HARVEYS LAKE BORO

A.V.  
10500

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*

RUN DATE: 09-22-25  
RUN TIME: 13:01:34  
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU  
200 N. RIVER STREET  
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1  
RPT ID: TCB\_STMT

(570) 825-1512

OWNER: MCGRATH SEAN & SARA  
270 CARPENTER ROAD  
DALLAS PA 18612

PARCEL: 74-D7S6 -001-010-000  
LOCATION:  
DESCRIPTION: DEV LOT 1 (1.03AC)  
74-40-360-8-D1  
DISTRICT: HARVEYS LAKE BORO

A.V.  
310700

----- STATEMENT OF ACCOUNT -----

\*\*\*\*\* NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL \*\*\*\*\*



**NASSER REAL ESTATE  
& APPRAISALS, INC.**  
**RESIDENTIAL \* COMMERCIAL \* INDUSTRIAL**  
**CERTIFIED REAL ESTATE APPRAISALS & SALES**  
304 NORTH MAIN AVENUE SCRANTON, PA 18504  
TELEPHONE: (570) 342-4115  
FAX: (570) 346-8813

MEMBER:

SCRANTON BOARD OF REALTORS  
GREATER SCRANTON MULTI-LIST SERVICE  
PA. ASSOCIATION OF REALTORS  
NATIONAL ASSOCIATION OF REALTORS  
REALTORS MARKETING INSTITUTE (CRA)  
JAMES K. NASSER - STATE GENERAL  
CERTIFIED APPRAISER #GA-000105-L  
"APPRAISAL INSTITUTE (SRA), AMERICAN  
SOCIETY OF APPRAISERS (ASA), NATIONAL  
ASS'N OF REVIEW APPRAISERS (CRA),  
MASTERS DEGREE IN SCIENCE (MBA),  
GRADUATE REALTORS INSTITUTE (GRI) &  
MULTI - MILLION DOLLAR CLUB

**FOUNDED 1950**

4

Report Date: June 10<sup>th</sup>, 2025

Luzerne County  
200 North River Street  
Wilkes-Barre, PA 18711  
Attn: Michele Sparich, Grants Writer

RE: *Owner: County of Luzerne*  
100 West Broad Street  
Hazleton, PA 18201  
**Pin # 71-T8SW42-014-007-000 &**  
**Pin #71-T8SW42-014-006-000**

Dear Ms. Sparich,

Pursuant to your request this appraiser has made an **appraisal** of the **'Current' Market Value** of the subject property that is located at **100 West Broad Street, Hazleton, PA 18201** as of the effective date of this appraisal **June 3<sup>rd</sup>, 2025**.

Per mutual agreement with **Luzerne County & Nasser Appraisal Services Inc.**, the format used is defined as an **Appraisal Report**. The Intended User of this appraisal is **Luzerne County**. The appraiser(s) have been informed of the client's Intended Use of this appraisal is for **ASSET VALUATION purpose**.

The methods and techniques employed to develop value opinions and conclusions contained within this **'Appraisal Report'** meets all compliances and requirements set forth under Standard 2-2(a), Rule 1 of the Uniform Standards of Professional Practice, however it is subject to the Assumptions and Limiting Conditions listed in this report. This appraisal report details the information used to arrive at a conclusion of value. It can be understood by a knowledgeable reader without additional information in the work file of the appraiser. Note: Extraordinary assumptions were used in this appraisal & their use might have affected the assignment results.

This appraisal represents an expression of valuation based on reconciliation and investigation of pertinent data as it relates to the subject property. The elements with the highest consideration were condition of improvements, location, determination of its 'highest and best use' market conditions and other factors deemed applicable.

The appraisal conforms to the USPAP adopted by the Appraisal Standards Board of the Appraisal Foundation. We have read, understand and satisfied the Competency Provision of the USPAP. Enclosed herewith is a copy of the 'Assumptions and Limiting Conditions', which are attached to and made part of this appraisal.

Final value estimate is conditioned upon this meeting all stated criteria listed under **REQUIREMENTS AND CONDITIONS OF APPRAISAL**.

*Owner: County of Luzerne*  
100 West Broad Street  
Hazleton, PA 18201  
Pin #71-T8SW42-014-006-000 &  
Pin # 71-T8SW42-014-007-000

Nasser Appraisal Services Inc.  
304 North Main Avenue  
Scranton, PA 18504

**Report Date: June 10th, 2025**  
**Inspection Date: June 3rd, 2025**

# **“APPRAISAL REPORT”**

*OF*

***Owner: County of Luzerne***  
**100 West Broad Street**  
**Hazleton, PA 18201**  
**Pin # 71-T8SW42-014-007-000 &**  
**Pin #71-T8SW42-014-006-000 &**  
**City of Hazleton /Luzerne County**

Prepared for

**Luzerne County**  
**200 North River Street**  
**Wilkes-Barre, PA 18711**  
**Attn: Michele Sparich, Grants Writer**

Prepared by

**NASSER APPRAISAL SERVICES, INC.**  
**304 North Main Avenue**  
**Scranton, PA 18512**

THE METHODS AND TECHNIQUES EMPLOYED TO DEVELOP VALUE OPINIONS AND CONCLUSIONS CONTAINED WITHIN THIS “APPRAISAL REPORT” , AS WRITTEN BY JAMES K. NASSER, APPRAISAL INSTITUTE (SRA), AMERICAN SOCIETY OF APPRAISERS (ASA), NATIONAL ASS'N OF REVIEW APPRAISERS (CRA) AND MASTERS DEGREE IN SCIENCE (MBA) MEETS ALL COMPLIANCES AND REQUIREMENTS SET FORTH UNDER STANDARD 2-2(A), RULE 1 OF THE UNIFORM STANDARDS OF PROFESSIONAL PRACTICE & WAS PREPARED IN ACCORDANCE WITH THE FINANCIAL INSTITUTIONS REFORM, RECOVERY AND ENFORCEMENT ACT (FIRREA) THIS APPRAISAL FORMAT OUTLINE IS NOT TO BE REPRODUCED, COPIED, REPRINTED, ALTERED, OR UTILIZED IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE AFOREMENTIONED. COPYRIGHT © 2022 NASSER APPRAISAL SERVICE, INC. AND ITS APPRAISER

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## CERTIFICATION STATEMENT

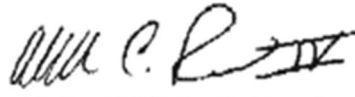
I, James K. Nasser certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. Note: Extraordinary assumptions were used in this appraisal & their use might have affected the assignment results.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- **I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.**
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- As of the date of this report, I, James K. Nasser am a General Certified Appraiser in the State of Pennsylvania (PA Lic # GA 000105 L), which certificate expires on 6/30/2025.
- The below defined assistant appraiser did provide some real property appraisal assistance, such as marketplace research, gathering of property data, such as related governmental records pertaining to the subject property, however all significant real property appraisal opinions arrived at in this appraisal were made by the signing PA State General Certified Appraiser Mr. James K. Nasser SRA, ASA, CRA, AACA & MBA.

Respectfully Submitted,



James K. Nasser SRA, ASA, CRA, AACA & MBA  
PA State Certified General Appraiser  
PA Lic # GA 000105 L (Expires On 6/30/2025)  
President, Nasser Appraisal Services, Inc



Albert C. Read IV  
PA State Certified Residential Appraiser  
PA Lic # RL139326 L (Expires On 6/30/2025)  
Nasser Appraisal Services, Inc

## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

<b>ADDRESS &amp; TAX PIN #:</b>	100 West Broad Street Hazleton, PA 18201 Pin # 71-T8SW42-014-007-000 Pin #71-T8SW42-014-006-000 &
<b>LEGAL IDENTIFICATION:</b>	Deed/Instrument # 3009/246541
<b>PROPERTY TYPE:</b>	13 Commercial Units- Mixed Retail/Office Space
<b>OWNERSHIP:</b>	County of Luzerne
<b>PROPERTY RIGHTS APPRAISED:</b>	Fee Simple Estate
<b>SITE SIZE:</b>	<u>Pin # 71-T8SW42-014-007-000</u> 0.16 acres or 6,970 sqft <u>Pin # 71-T8SW42-014-006-000</u> 0.30 acres or 13,068 sqft  <b>TOTAL SITE SIZE: 0.46 acres or 20,038 sqft</b>
<b>IMPROVEMENT SIZE:</b>	<b>Gross Building Area: 44,480 sqft+-</b>  <b>**It should be noted that square footage is based on the appraiser's measurements, if the user of this report or buyer desires, they should have their own measurements performed.</b>
<b>ASSESSMENT:</b>  <b>TAXES:</b>	<u>Pin # 71-T8SW42-014-007-000</u> Land: \$35,300 Improvement: \$1,750,900 TOTAL ASSESSMENT: \$1,786,200  <u>Pin # 71-T8SW42-014-006-000</u> Land: \$150,000 Improvement: \$991,900 TOTAL ASSESSMENT: \$1,141,900  <b>TOTAL ASSESSMENT: \$2,928,100</b>  <b>Millage Rate: 28.7241</b> <b>Taxes: \$84,107.04</b> <b>CLR: 1.15</b>  <b>Implied Market Value</b> <b>1.15 x \$2,928,100 = \$3,367,315 CLR</b>
<b>MARKETING PERIOD:</b>	Twelve Months +/-
<b>HIGHEST AND BEST USE:</b>	Continuance of present use as <b>13 Commercial Units with zoning approval from the City of Hazleton.</b>
<b>COST APPROACH:</b>	N/A
<b>SALES COMPARISON APPROACH:</b>	<b>\$2,100,000</b>
<b>INCOME APPROACH:</b>	<b>\$1,870,000</b>
<b>FINAL OPINION OF MARKET VALUE:</b>	<b>\$2,100,000</b>
<b>EFFECT DATE OF APPRAISAL:</b>	June 3rd, 2025
<b>DATE OF INSPECTION:</b>	June 3rd, 2025

## ASSUMPTIONS, LIMITING CONDITIONS & STATEMENTS

*The certification or the Appraiser appearing in the appraisal report is subject to the following assumptions and limiting conditions as are set forth by the Appraiser in this report.*

- We have no present or contemplated interest in the property appraised.
- The property is being appraised free and clear of any and all liens or encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- The Appraiser assumes no responsibility for matters of neither a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable.
- Value is predicated upon fully marketable title insurance and clear title if fee simple.
- Some information identified in this report is being furnished to us by others and is believed to be reliable. This is especially pertinent to financial projections and other assumptions furnished by the developer(s), owner(s) or their agents. Some of these projections and assumptions inevitably will not materialize or unanticipated events may occur subsequent to the date of the appraisal.
- Information gathered on comparable sales and rentals, while verified with at least one principal to the transaction cannot be assumed to be 100% accurate. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed. Therefore, the actual results may differ from the projections and these variations could materially affect value.
- If the Cost Approach has been used, Reproduction and/or Replacement costs have been estimated utilizing accepted building cost services. However, it must be noted that even actual contractor's cost estimates are subject to wide variation, and we assume no responsibility for their accuracy.
- If the Income Approach to value has been used, our Discounted Cash Flow Analysis and/or other mathematical techniques represent a conscientious effort to analyze the performance of the property over a reasonable projection period. However, these are models based upon specific forecasts that may or may not occur. The income and expense projections were based upon our interpretation of the leases (if any), data provided by the owner and/or his representatives, and information obtained by third parties. Any significant variations could result in a significantly different value and the appraiser reserves the right to adjust the appraised value accordingly.
- This appraiser reserves the right to make modifications and value changes to the enclosed report assuming information furnished to appraiser or from and additional inspection deviates from assumptions made. Information supplied from others is assumed to be correct, but no statement is made or implied as to its accuracy by Nasser Appraisal Service, Inc., nor its representatives.
- Disclosure of the content of the appraisal report is governed by the Bylaws and Regulations of the Professional Appraisal Organizations with which the appraiser is affiliated. James Nasser, SRA, has completed continuing education courses required by the Appraisal Institute.
- An attempt has been made to obtain the financing terms of the comparable sales by contacting the buyer, mortgagee or third parties familiar with the sale. However, when such persons refuse to disclose this information, some assumptions must be made based upon any available information.
- Typical property utility border easements were noted during the site inspection. No study of deed restrictions has been conducted by the appraiser. A title search would be required to provide positive assurance of the existence or absence of deed restrictions. For the purpose of this appraisal, it is assumed that there are no deed restrictions or liens that would adversely affect the subject site.
- It was assumed that the utilization of the land and/or improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
- Lot size has been furnished by sources deemed reliable. Appraiser recommends title examination and survey. We have taken into consideration the building and use restrictions, zoning, and other regulations applicable to the property. The dimensions and sizes of both the land and buildings as reported herein are assumed to be correct. All engineering data were assumed to be correct. Plot plans and exhibits have been included only to assist the reader in visualizing the property. Since the appraiser is not an architect, engineer or surveyor, he

does not warrant this report against mathematical errors or miscalculations of building or site areas. Should such an error occur, we reserve the right to modify the value to reflect any substantial difference.

- The Appraiser assumes that there are no hidden or unapparent conditions of the property, sub soil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering, which might be required to discover such factors. Appraiser recommends electrical, heating, termite, flood-plane, zoning, well, septic, insulation, wetlands, physical inspections and flood, mine-cave and radon gas inspections. It is recommended a Phase I Environmental Audit be performed, if the client so desires. It is assumed the results of this environmental site assessment would be satisfactory, in addition it is assumed that the land is of load bearing capacity to support any existing or future improvements.
- It was assumed that the property is in full compliance with all-applicable federal, state and local environmental regulations and laws unless a non-compliance is stated, defined and considered in the appraisal report. Value assumes property meets all necessary codes and requirements, including labor and industry standards.
- We are not aware of any restrictions such as moratoriums on commercial development, ground leases, master plans, historic district controls, deed covenants, environmental regulations, building costs, fire regulations, title restrictions or private agreements that would prevent the building's legal use. However, should such restrictions become evident; we reserve the right to consider their effect on the appraised value.
- It was assumed that all licenses, local codes, certificates of occupancy, consents or other legislative or administrative authority required by any local, state or national government or private utility or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if used.
- The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless agreements have been previously made therefore.
- Financing is one of the prime considerations in the purchase of real estate and while the subject property may be financed with special terms, the estimation of "Market Value" requires that current market data be used, and our value assumes market financing.
- On all appraisals subject to satisfactory completion, repairs, or alteration, the appraisal report and value conclusions are contingent upon completion of the improvements in a workmanlike manner with good quality material and labor.
- Neither all, nor any part of the contents of the report, or copy thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, references to any professional organization, or the firm with which the appraiser is connected), shall be used for any purpose by anyone but the client specified in the report, the borrower, if any appraiser fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department or federally approved financial institution, any department, agency, or instrumentalities of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public, the public by advertising, public relations, news, sales or other media, without the consent and approval of the Appraiser.
- This appraisal is for the purpose of estimation the Market Value only, and no representations or inferences are made to anyone, other than the lending institution or the client recited herein.
- Market value indicated herein has been documented and well supported, although actual sales price may vary.
- Actual selling price will vary, due to time, financing, conditions and Buyer/Seller motives. Part of this information was obtained from FHLMC Form 439 and FNMA 1004B. Conditions by Nasser Appraisal Service, Inc., are attached to and made part of this appraisal.
- Business/personal property was not included in this appraisal.  
has been prepared as closely as possible to comply with the guidelines set forth by the Uniform Standards of Professional Practice (USPAP) of the Appraisal Foundation as mandated under the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA). We have also made every attempt to adhere to the specific instructions of the engagement letter issued by the lender and included in the addenda of this report.
- The user of this report clearly understands that the appraiser was not hired to perform a feasibility study. It is generally recommended that a feasibility study be performed prior to any new construction or expansion of existing facility. The value estimated here assumes there is a demand for the particular use.

Part of this information was contained from FHLMC Form 439 and FNMA 1004B.

## ENVIRONMENTAL IMPACT STATEMENT & RISK ISSUES TO BE RESOLVED

In this appraisal assignment, this Appraiser has not been made aware of any adverse environmental conditions that might negatively affect the subject property or surrounding properties, such as; chemicals, contaminants, pollutants, carcinogens, or any other toxic substances that may have been used or stored on the subject property by current ownership or any previous occupants.

- The appraiser has made no investigation as to; soil conditions, earth settlement, deep mine voids, wetlands, natural gas easements or drilling or conditions under or near the subject property.
- This Appraiser has not been made aware of toxic waste and soil contamination, which may or may not be present on the property.
- This Appraiser has not been made aware of the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of asbestos material, urea-formaldehyde foam insulation or lead paint.
- This appraiser has made no investigation or examinations as to the existence of radon gas, or any other harmful substances, as this appraiser is not qualified in these areas and suggests that the concerned parties relying on this appraisal hire licensed and qualified individuals to perform such specific examinations.
- The intended user of this report must understand that some properties may have been used as methamphetamine labs. We are not experts in this area and if the client has any concerns, they can hire a professional.
  - It should be noted that no responsibility is assumed for any materials or conditions, nor for any expertise or engineering knowledge required to discover such. **A Phase I Environmental Site Assessment** is recommended by any new potential purchaser.

## COMPETENCY

The Appraiser in accepting this assignment has provided a set of standard qualifications to the lender or the parties requesting the valuation. The appraiser has made numerous appraisals of this type of property and has accepted appraisal assignments in the area of the property on a continual basis. The appraiser is experienced and qualified to carry out this valuation and will act competently in this assignment.

## PREVIOUS THREE (3) YEAR SALES HISTORY

**PROPERTY HISTORY** In compliance with the Uniform Standards of Professional Appraisal Practice, namely, Standard I, Rule 5, the appraisers must cite ownership of the subject property. The appraiser has found that the owner acquired the subject via multiple conveyances. A copy of said deeds may be found in the exhibit portion of this appraisal. The recordation date, grantors and deed references, as provided by the *Luzerne County Recorder's Office* for the last conveyance, is as follows:

***Prior Sales/Transfers***

LOCATION	DATE OF CONVEYANCE	CONSIDERATION	Instrument/Book/Page #
100 West Broad Street Hazleton, PA 18201	12/14/2009	\$1.00	3009/246541

The subject property had a transaction on December 14, 2009, for a consideration of \$1.00, as recorded in Instrument #3009/246541 as per the **Luzerne County MLS**.

***Prior/Current Listings***

LOCATION	YEAR OF LISTING	ORIGINAL LIST PRICE	MLS #
100 West Broad Street Hazleton, PA 18201	N/A	N/A	N/A

The subject has not had any prior listings in the last 3 years as per the **Luzerne County MLS**.

**THE OPINION OF "REAL ESTATE VALUE"  
 IN THIS APPRAISAL REPORT IS CONDITIONED ON THE STATEMENTS &  
 "EXTRAORDINARY ASSUMPTIONS" DEFINED BELOW.**

THE USER OF THIS REPORT SHOULD FULLY UNDERSTAND THIS APPRAISER HAS MADE THE FOLLOWING EXTRAORDINARY ASSUMPTIONS & THEIR USE MIGHT HAVE AFFECTED THE ASSIGNMENT RESULTS. HOWEVER, THEIR USE WAS DETERMINED NECESSARY IN THIS APPRAISAL ASSIGNMENT FOR THE DEVELOPMENT OF CREDIBLE VALUE OPINIONS & CONCLUSIONS, INCLUDING THE FOLLOWING;

- I. THIS APPRAISER HAS RELIED ON REAL TAX INFORMATION, ASSESSMENT DATA & ZONING INFORMATION, WHICH WAS OBTAINED FROM THE OVERSEEING GOVERNMENTAL OFFICES OR THEIR PUBLISHED RECORDS, THEREFORE IT IS ASSUMED THIS INFORMATION IS ACCURATE AND CORRECT.
- II. THIS APPRAISER ASSUMES ALL MECHANICAL SYSTEMS, SUCH AS HEATING, PLUMBING AND ELECTRICAL ARE FUNCTIONING PROPERLY WITH NO HIDDEN DEFECTS. NOTE: THIS APPRAISER IS NOT A PROFESSIONAL BUILDING INSPECTOR OR ENGINEER. THEREFORE IT IS HIGHLY RECOMMENDED A FULL BUILDING INSPECTION BE PERFORMED, THUS IT IS ASSUMED THE RESULTS OF A FULL BUILDING INSPECTION WOULD BE SATISFACTORY OR THE SUBJECT'S MARKET VALUE WOULD BE ADVERSELY AFFECTED.
- III. IT IS RECOMMENDED THAT ANY CONCERNED PARTIES RELYING ON THIS APPRAISAL REPORT HAVE A FLOOD CERTIFICATION PERFORMED, AS THIS APPRAISER IS NOT AN EXPERT IN THIS FIELD. ACCORDING TO FEMA, "FLOOD ZONES ARE GEOGRAPHIC AREAS THAT THE FEMA HAS DEFINED ACCORDING TO VARYING LEVELS OF FLOOD RISK. THESE ZONES ARE DEPICTED ON A COMMUNITY'S FLOOD INSURANCE RATE MAP (FIRM) OR FLOOD HAZARD BOUNDARY MAP. EACH ZONE REFLECTS THE SEVERITY OR TYPE OF FLOODING IN THE AREA".
- IV. THE USER OF THIS REPORT MUST FULLY UNDERSTAND THIS APPRAISER HAS MADE AN APPRAISAL OF THE SUBJECT PROPERTY'S "SURFACE RIGHTS". NO EXAMINATION HAS BEEN COMPLETED REGARDING THE SUBJECT'S MINERAL RIGHTS BELOW THE SURFACE, SUCH AS COAL, NATURAL GAS, OIL OR OTHER. IT IS RECOMMENDED THAT ANY CONCERNED PARTIES RELYING ON THIS APPRAISAL HAVE THEIR ATTORNEY VERIFY WHO HOLDS OWNERSHIP OF THE SUBJECT PROPERTY'S MINERAL RIGHTS AS THIS APPRAISER IS NOT EXPERT IN THE TITLE SEARCH FIELD. HOWEVER, THIS APPRAISER MAKES THE "EXTRAORDINARY ASSUMPTION" ANY

**FUTURE EXTRACTION OF MINERALS THAT ARE PRESENT BELOW THE SURFACE WILL NOT DISTURB THE SURFACE RIGHTS IN ANYWAY.**

- V. **THIS APPRAISER IS NOT AN ENVIRONMENTAL PROFESSIONAL, THEREFORE HAS MADE THE FOLLOWING "EXTRAORDINARY ASSUMPTIONS";**
- **IT IS ASSUMED THE RESULTS OF A PHASE I ENVIRONMENTAL SITE AUDIT WOULD BE SATISFACTORY, HOWEVER IF THE RESULTS FROM PHASE I ENVIRONMENTAL SITE AUDIT INDICATES ANY POSSIBLE CONTAMINATION, IT IS RECOMMENDED A PHASE II ENVIRONMENTAL SITE AUDIT BE PERFORMED.**
  - **IT IS ASSUMED THAT THE LAND IS OF ADEQUATE LOAD BEARING STRENGTH AND CAPACITY, IN ADDITION IT IS ASSUMED NO ADVERSE SOIL CONDITIONS, EARTH SETTLEMENT, DEEP MINE VOIDS, OR ANY OTHER ADVERSE CONDITIONS EXIST UNDER OR NEAR THE SUBJECT PROPERTY.**
  - **IT IS ASSUMED THERE ARE NO NATURAL GAS OR MINERAL EASEMENTS THAT NEGATIVELY AFFECT THE SUBJECT PROPERTY.**

**THE FINAL OPINION OF MARKET VALUE DEFINED IN THIS APPRAISAL REPORT IS PREDICATED UPON THERE NOT BEING ANY ADVERSE CONDITIONS RELATIVE TO THE "EXTRAORDINARY ASSUMPTIONS" LISTED IN THIS REPORT. THE USER OF THIS REPORT MUST FULLY UNDERSTAND THE VALUE WOULD DIMINISH. THIS APPRAISAL WAS NOT COMPLETED FOR TAX ASSESSMENT PURPOSES.**

**THE *OPINION OF MARKET VALUE*  
IN THIS APPRAISAL REPORT IS CONDITIONED ON THE STATEMENTS & "EXTRAORDINARY ASSUMPTIONS" DEFINED BELOW.**

- **WITHOUT EXCEPTION THE ONLY INTENDED USER OF THIS REPORT IS *LUZERNE COUNTY***
- **WITHOUT EXCEPTION THE ONLY INTENDED USE OF THIS REPORT IS FOR *ASSET VALUATION PURPOSE.***

## FINAL VALUE ESTIMATE

AS A RESULT OF OUR INVESTIGATION AND ANALYSIS, SOME OF WHICH IS DESCRIBED IN THIS REPORT, IT IS IN OUR OPINION,  
AS OF June 3<sup>rd</sup>, 2025

**\*THE OPINION OF MARKET VALUE OF THE SUBJECT IS:**

**\*\*TWO MILLION ONE HUNDRED THOUSAND DOLLARS**  
**\*\$2,100,000**

THE USER OF THIS REPORT MUST FULLY UNDERSTAND THAT THIS APPRAISAL REPORT CAN'T BE COMPLETELY UNDERSTOOD WITHOUT FULLY UNDERSTANDING, THE FOLLOWING:

- **\*\*THIS APPRAISER ASSUMES ALL MECHANICAL SYSTEMS, SUCH AS HEATING AND ELECTRICAL ARE FUNCTIONING PROPERLY WITH NO HIDDEN DEFECTS. NOTE: THIS APPRAISER IS NOT A PROFESSIONAL BUILDING INSPECTOR OR ENGINEER. THEREFORE, IT IS RECOMMENDED A FULL BUILDING INSPECTION BE PERFORMED THUS IT IS ASSUMED THE RESULTS OF A FULL BUILDING INSPECTION WOULD BE SATISFACTORY OR THE SUBJECT'S MARKET VALUE WOULD BE ADVERSELY AFFECTED.**
- **IT IS STRONGLY RECOMMENDED THAT ANY CONCERNED PARTIES RELYING ON THIS APPRAISAL REPORT HAVE A FLOOD CERTIFICATION PERFORMED, AS THIS APPRAISER IS NOT AN EXPERT IN THIS FIELD.**
- **IT IS REQUIRED ANY POTENTIAL PURCHASER OR USER OF THIS REPORT CONFIRM THE ZONING AND ALLOWED USES FOR THIS PROPERTY WITH THE ZONING OFFICER FOR THE CITY OF HAZLETON, PA PRIOR TO SETTLEMENT.**

**<sup>4</sup> 2024-2025 USPAP PUBLISHED BY THE APPRAISAL FOUNDATION / DEFINITIONS**

**EXTRAORDINARY ASSUMPTION** <sup>118</sup>: an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. **Comment:** Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property or about conditions external to the property, such as market conditions or trends; or about integrity of data used in an analysis.

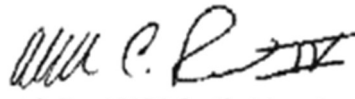
**<sup>4</sup> 2024-2025 USPAP PUBLISHED BY THE APPRAISAL FOUNDATION / DEFINITIONS**

**HYPOTHETICAL CONDITION** <sup>124</sup>: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. **Comment:** Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Respectfully Submitted,



**James K. Nasser SRA, ASA, CRA, AACA & MBA**  
**PA State Certified General Appraiser**  
**PA Lic # GA 000105 L (Expires On 6/30/2025)**  
**President, Nasser Appraisal Services, Inc**



**Albert C. Read IV**  
**PA State Certified Residential Appraiser**  
**PA Lic # RL139326 L (Expires On 6/30/2025)**  
**Nasser Appraisal Services, Inc**

## DEFINITION OF VALUE

A current definition of Market Value as cited in USPAP Advisory Opinion 22 (AO-22) is:<sup>2</sup>  
The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as if a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised and acting in what they consider their own best interests.
- A reasonable time is allowed for exposure in the open market.
- Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

According to USPAP Advisory Opinion 22, this definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

## ESTIMATED MARKETING TIME AND EXPOSURE TIME

The subject property's estimate of exposure time/marketing period was based on exposure times of comparable sales & interviews with active participants in the local commercial real estate market, therefore this appraiser's opinion of market value for the subject property could be achieved with an exposure time of Twelve Months. Furthermore, it is our opinion that a sale could be consummated at the present opinion of market value stated herein within a Twelve-Month marketing period of the effective date of this appraisal.

Exposure Time assumes that:<sup>3</sup>

- The subject property would sell at the appraised value(s) as of the effective date(s) of the appraisal.
- The subject property was on the market for a reasonable time prior to the date of value and that the terms of sale are typical of other properties of its type within the subject's marketplace.

<sup>-6</sup> **2024-2025 USPAP PUBLISHED BY THE APPRAISAL FOUNDATION / DEFINITIONS**

**VALUE** <sup>172</sup>: the monetary relationship between properties and those who buy, sell, or use those properties. **Comment:** Value expresses an economic concept. As such, it is never a fact but always an opinion of the worth of a property at a given time in accordance with a specific definition of value. In appraisal practice, value must always be qualified for example, market value, liquidation value, investment value.

<sup>3</sup> **ibid.**

<sup>4</sup> **2024-2025 USPAP PUBLISHED BY THE APPRAISAL FOUNDATION / DEFINITIONS**

**EXPOSURE TIME** <sup>114</sup>: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of sale at market value on the effective date of the appraisal.

## RECORD KEEPING RULE<sup>1</sup>

An appraiser must prepare a work file for each appraisal or appraisal review assignment. A work file must be in existence prior to the issuance of any report. A written summary of an oral report must be added to the work file within a reasonable time after the issuance of the oral report.

The work file must include:

- the name of the client and the identity, by name or type, of any other intended users;
- true copies of all written reports, documented on any type of media. (A true copy is a replica of the report transmitted to the client. A photocopy or an electronic copy of the entire report transmitted to the client satisfies the requirement of a true copy.);
- summaries of all oral reports or testimony, or a transcript of testimony, including the appraiser's signed and dated certification;
- all other data, information, and documentation necessary to support the appraiser's opinions and conclusions and to show compliance with USPAP, or references to the location(s) of such other data, information, and documentation; and
- a work file in support of an Appraisal Report must be sufficient for the appraiser to produce an Appraisal Report.

An appraiser must retain the work file for a period of at least five years after preparation or at least two years after final disposition of any judicial proceeding in which the appraiser provided testimony related to the assignment, whichever period expires last.

An appraiser having custody of a work file must allow other appraisers with work file obligations related to an assignment appropriate access and retrieval for the purpose of:

- submission to state appraiser regulatory agencies;
- compliance with due process of law;
- submission to a duly authorized professional peer review committee; or
- compliance with retrieval arrangements.

Comment A work file must be made available by the appraiser when required by a state appraiser regulatory agency or due process of law.

An appraiser who willfully or knowingly fails to comply with the obligations of this RECORD KEEPING 339 RULE is in violation of the ETHICS RULE.

<sup>1</sup> USPAP 2024-2025 Edition Pg. 10

## SCOPE OF APPRAISAL

### **SCOPE OF WORK RULE 1:**

For each appraisal, appraisal review, and appraisal consulting assignment, an appraiser must:

- identify the problem to be solved;
- determine and perform the scope of work necessary to develop credible assignment results; and
- disclose the scope of work in the report.

An appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate that the scope of work is sufficient to produce credible assignment results.

### **PROBLEM IDENTIFICATION:**

An appraiser must gather and analyze information about those assignment elements that are necessary to properly identify the appraisal, appraisal review or appraisal consulting problems to be solved.

### **SCOPE OF WORK ACCEPTABILITY:**

- The scope of work must include the research and analyses that are necessary to develop credible assignment results.
- An appraiser must not allow assignment conditions to limit the scope of work to such a degree that the assignment results are not credible in the context of the intended use.
- An appraiser must not allow the intended use of an assignment or a client's objectives to cause the assignment results to be biased.

### **DISCLOSURE OBLIGATIONS:**

The report must contain sufficient information to allow users to understand the scope of work performed.

' USPAP 2024-2025, Edition. The Appraisal Foundation. Pgs. 12

### **IN PREPARING THIS APPRAISAL WE HAVE:**

- Made a complete physical interior & exterior inspection of the property on **June 3<sup>rd</sup>, 2025**.
- Researched public records for assessment and historical sales information pertaining to the subject property.
- Analyzed income and expense information provided by the owner or other sources cited in this report, if applicable.
- Researched the demographics and other data effecting the area and neighborhood. Among our sources of information that we referenced were; properties that we have previously appraised in the area, relevant publications, periodicals, U.S. Census data, and other reference material.
- Researched pertinent neighborhood data, comparable listings, comparable rentals, and comparable sales.
- Gathered comparable improved sales, comparable listings, comparable rentals, comparables expenses, etc. from similar neighborhoods and/or previous appraisals that we have made on similar properties.
- Analyzed the current real estate market and trends for the subject's property type, particularly in the subject's market area.

### **IN PREPARING OUR WRITTEN REPORT WE HAVE:**

- Identified the property by tax identification number and deed references.
- Considered the purpose and intended use of the appraisal.
- Prepared a brief history of the property.
- Stated the current definition of market value and exposure time.
- Determined the property rights being appraised as the Fee Simple Estate in the property.
- Discussed and analyzed to the extent appropriate, the demographic data in the area surrounding the subject; including population characteristics, employment data, income characteristics, school district, and other amenities.
- Described the neighborhood surrounding the subject, including highway access \
- Discussed and analyzed the physical attributes of the subject site.
- Discussed and analyzed the physical attributes of the subject building(s).
- Analyzed the Highest and Best Use of the site.
- Considered all three approaches to value and determined which approach or approaches were applicable, given the nature of the assignment and the characteristics of the subject property.
- Thoroughly discussed and documented our value conclusions by the applicable approach and or approaches
- Analyzed and discussed the Reconciliation of the applicable approaches and final conclusions of values.
- Stated the Assumptions and Limiting Conditions upon which this report was based.

## APPRAISAL PROCESS

### Identification Of the Appraised Property

The property being appraised is located at **100 West Broad Street, Hazleton, PA 18201**. It is identified by **Luzerne County Tax Records as Pin # 71-T8SW42-014-007-000 & Pin # 71-T8SW42-014-006-000**. The property being appraised is a **13 Commercial Units- Mixed Retail/Office Space**.

### Purpose Of the Appraisal

The purpose of this appraisal is to estimate the; The OPINION OF MARKET VALUE of the property interest(s) specified in this report as of **June 3rd, 2025** the effective date of this appraisal. The value in this appraisal is defined as The OPINION OF MARKET VALUE of the property as it exists on the effective date of the appraisal. The appraised value assumes that if the property were sold, it would be sold in its CURRENT condition with all the new improvements, subject only to the Statements, Assumptions & Limiting Conditions (pages 3, 5, 6 & 7 of appraisal report) & Extraordinary Assumptions & Hypothetical Conditions if used (pages 8, 9 & 10 of appraisal report).

### Intended User of The Appraisal

*Luzerne County*

### Intended Use of The Appraisal

The appraiser has been engaged by **LUZERNE COUNTY** the client for this appraisal and the intended user. The appraiser(s) have been informed that the appraisal will be used for the sole purpose of assisting the client in determining value for **ASSET VALUATION purpose**. Therefore, the intended use of this appraisal is to assist our client, in the determination of market value for **ASSET VALUATION purpose**.

## PROPERTY RIGHTS APPRAISED

The Property Rights Being Appraised Consist of The Fee Simple Estate of The Subject Property.

Under Fee Simple Estate the property rights appraised are in Fee Simple title ownership, assuming no Liens or Encumbrances other than normal covenants and restrictions of record such as zoning and Real Estate Taxes. As defined in the Thirteenth Edition of *The Appraisal of Real Estate* as published by the Appraisal Institute, Fee Simple title means absolute Ownership Unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

This would typically be the property rights addressed when appraising, for instance, an owner-occupied commercial building.

### Personal Property is excluded from this Appraisal:

Any movable equipment, furnishings, and fixtures necessary to the operation of this property were not included in the value of the real estate. If necessary to the operation of the real estate as a hotel, personal care residence, etc., and a value is required by the client, the personal property has been allocated separately.

### Personal property is defined as follows:

Personal property is, generally, movable items - that is, those not permanently affixed to and part of the real estate. Thus, personal property is not endowed with the rights of real property ownership. Examples of personal property are furniture and furnishings that are not built into the structure, such as refrigerators and freestanding shelves.<sup>5</sup>

<sup>4</sup>*The Appraisal of Real Estate, 13th. Edition* (Appraisal Institute, Chicago, IL, 2008), p. 114 - <sup>5</sup>*ibid.*, p. 7

## USPAP REPORTING OPTIONS

To develop the opinion of value as per the request of our client, **LUZERNE COUNTY**, the appraiser performed a complete appraisal in ‘**Appraisal Report Format**’ according to the guidelines set forth below by the 2024-2025 edition of the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation.

### ADVISORY OPINION 38

#### STANDARDS RULES 2-2 REPORT COMPARISON CHART:

The essential difference between the two options is in the use and application of the term’s "state" and "summarize." "State" is used to connote a minimal presentation of information. "Summarize" is used to connote an expanded presentation of information.

	(a) Appraisal Report	(b) Restricted Appraisal Report
i.	state the identity of the client and any intended users, by name or type;	state the identity of the client by name or type; and state a prominent use restriction that limits use of the report to the client and warns that the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the work file;
ii.	state the intended use of the appraisal;	state the intended use of the appraisal;
iii.	summarize information sufficient to identify the real estate or personal property involved in the appraisal, including the physical and economic property characteristics relevant to the assignment;	state information sufficient to identify the real estate or personal property involved in the appraisal;
iv.	state the property interest appraised;	state the property interest appraised;
v.	state the type and definition of value and cite the source of the definition;	state the type and definition of value and cite the source of the definition;
vi.	state the effective date of the appraisal and the date of the report;	state the effective date of the appraisal and the date of the report;
vii.	summarize the scope of work used to develop the appraisal;	state the scope of work used to develop the appraisal;
viii.	summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained;	state the appraisal methods and techniques employed, state the value opinions(s) and conclusions(s) reached and reference the work file; exclusion of the sales comparison approach, cost approach, or income approach must be explained;
ix.	state the use of the property existing as of the date of value and the use of the real estate or personal property reflected in the appraisal;	state the use of the property existing as of the date of value and the use of the real estate or personal property reflected in the appraisal;
x.	when an opinion of highest and best use or the appropriate market or market level was developed by the appraiser, summarize the support and rationale for that opinion;	when an opinion of highest and best use or appropriate market or market level was developed by the appraiser, state that opinion;
xi.	Clearly and conspicuously; <ul style="list-style-type: none"> <li>state all extraordinary assumptions and hypothetical conditions; and</li> <li>state that their use might have affected the assignment results...”</li> </ul>	Clearly and conspicuously; <ul style="list-style-type: none"> <li>state all extraordinary assumptions and hypothetical conditions; and</li> <li>state that their use might have affected the assignment results...”</li> </ul>
xii.	include a signed certification in accordance with the Standards Rule 10-3	include a signed certification in accordance with the Standards Rule 10-3

<sup>2</sup>USPAP Advisory Opinion 11 2024-2025 Edition Pg. 86, the Appraisal Foundation, A-24

## HIGHEST AND BEST USE ANALYSIS

In determining the Highest and Best Use for the subject site, we have analyzed the probable uses of the subject property based upon the criteria of being legally permissible, physically possible, financially feasible and maximally productive. We first eliminated those uses that were obviously not suitable for this property either because of zoning or physical incompatibility. We then considered those uses that would have a reasonable probability of being the Highest and Best Use based upon current zoning and physical adaptability. Finally, we chose that use or uses that appeared to best fit the criteria of being financially feasible and maximally productive.

(1)	<b>Highest and Best Use</b> is ‘that reasonable and probable use’ that will support the highest present value, as defined, as of the effective date of the appraisal.
(2)	Both the <b>site and the improved property</b> have a highest and best use (or most probable use) at any given point in time. The highest and best use of the improved property may or may not be the same as the highest and best use of the site.
(3)	The determination of highest and best use results from the appraiser’s judgment and analytical skills, i.e., the use determined for analysis represents an opinion, not a fact to be found.
(4)	Highest and Best Use must be <b>reasonable, probable, and proximate</b> (likely to occur soon, if not immediately). It is not speculative or conjectural. It may or may not be present use of either the site or the improved property.
(5)	Highest and best use can <b>change</b> over time as external market forces change. They include effective demand, public tastes and standard land use requirements (especially zoning), and competition. In addition, the character of the subject property itself may change, thereby changing its highest and best use.

**Definition of Highest and Best Use**

Highest and Best Use is defined as: "the reasonable and probable use that supports the highest present value, as defined, as of the date of the appraisal." Alternatively, it is defined as "The use from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value."<sup>17</sup>

**17 *The Appraisal of Real Estate, 12th. Edition* (Appraisal Institute, Chicago, Il., 2001), p.305&p.244**

**IN ESTIMATING HIGHEST AND BEST USE,  
 THE APPRAISER IS GUIDED BY ESSENTIALLY  
 FOUR STAGES OF ANALYSIS, NAMELY:**

(1)	<b>Possible Use (Physical).</b> What are the physically possible on the subject site or in the subject improvements, given the characteristics revealed by the property analysis?
<b>Continuance of present use as 13 Commercial Units with zoning approval from the City of Hazleton</b>	
(2)	<b>Permissible Use (Legal).</b> What uses are permitted under existing zoning and other land use regulations and controls, and under existing deed restrictions for the subject property?
<b>Continuance of present use as 13 Commercial Units with zoning approval from the City of Hazleton</b>	
(3)	<b>Feasible Use (Appropriate).</b> Among legally permitted and physical possible uses for the subject property which are appropriate given the characteristics revealed by market, and property analysis uses which produce any net return to the owner, or positive net present value?
<b>Continuance of present use as 13 Commercial Units with zoning approval from the City of Hazleton</b>	
(4)	<b>Highest and Best Use.</b> Among appropriate or feasible use for the subject property, which use will produce the highest present value.
<b>Continuance of present use as 13 Commercial Units with zoning approval from the City of Hazleton</b>	
<b><u>Highest and Best Use as if Vacant Land**</u></b>	
Development of a property similar to what surrounds or its present use assuming the development of the property for any proposed use would be financially feasible and it is assumed the development & the proposed use would conform to zoning.	

**\*\*An analysis related to the highest and best use *as vacant* seeks to identify the highest and best use of the land as if it were available for development. In this hypothetical development, the appraiser identified this type use to be commercial as this use would be favorable as the site size could yield any meaningful scale. This was based on the size of land, location, access, and zoning district.**

## ZONING

Zoning is a function of Government secured by its power to police ownership and use of privately held Real Estate. Generally, zoning looks to the future as a result of planning. The purpose of zoning is to promote and maintain a degree of uniformity in the use of Real Estate within the confines of a given geographic or political subdivision.

The Dictionary of Real Estate Appraisal, Seventh Edition, defines zoning as "the public regulation of the use of private land through application of police power, accomplished by establishing districts or areas with uniform requirements relating to lot coverage, setbacks, type of improvement, permitted activities, signs, structure height, minimum lot area, density, landscaping, and other aspects of land use and development." Zoning regulations are established by enactment of a local (city, town, or county) zoning ordinance.

### ***Zoning Designation***

The subject property is situated within the **Central Commercial District** of the **City of Hazleton** and is also part of the **Downtown Overlay District**. This designation plays a crucial role in shaping the urban environment by balancing preservation with progress. It aims to:

1. **Preserve Historic Character:** Safeguard and enhance the unique architectural heritage of the core downtown business district while encouraging innovative development.
2. **Enhance Safety and Connectivity:** Focus on pedestrian safety and promote interactions to foster a vibrant and accessible downtown.
3. **Increase Amenities:** Enrich the area with amenities that appeal to both residents and visitors, enhancing the overall downtown experience.
4. **Promote Economic Growth:** Drive downtown revitalization by supporting existing businesses and attracting new enterprises.
5. **Communicate City Vision:** Ensure alignment with the city's strategic vision for future downtown development to sustain its vibrancy.

Compliance with these guidelines is mandatory for landowners, in addition to adhering to the underlying zoning district regulations. These provisions collectively contribute to the continuous evolution of a dynamic downtown environment.

The following pages provide the zoning restoration clause, development standards, the zoning map, and other pertinent information, if available.

### **Permitted Uses/Lot Requirements**

<b>Residential Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Single-Family Dwelling Unit	P	P	P	P	N	N	N	N	N	
Two-Family Dwelling Unit	N	P	P	P	N	N	N	N	N	
Multi-Family Dwelling Unit	P	P	P	S	N	N	N	N	N	§610(f)
Conversion to Multi-Family	N	N	S	N	N	N	N	N	N	§610(a)
Dwelling Above Business	N	N	N	P	P	N	N	N	N	
Home Occupation	P	P	P	N	N	N	N	N	N	§610(b)
No Impact Home Based Business	P	P	P	N	N	N	N	N	N	§610(c)
Manufactured Home	N	N	P	N	N	N	N	N	N	§610(d)
Manufactured Home Community	N	N	S	N	S	N	N	N	N	§610(e)
Short Term Home Rental	N	S	P	P	N	N	N	N	N	§610(i)

Short Term Transient Home Rental	N	N	S	P	P	N	N	N	N	§610(i)
Student Housing	N	N	S	N	N	N	N	N	N	§610(j)
<b>Accessory Residential Uses</b> (see also Chapter 4)	P	P	P	P	P	P	P	P	P	§603(f) Pets, §610(l) Tree Houses, and §610(m) Garage Sales.
Private Garage	P	P	P	P	N	N	N	N	N	
Satellite Dishes	P	P	P	P	P	P	P	P	P	§610(g)
Storage and Parking	P	P	P	P	N	N	N	N	N	§610(h)(1)-(4)
Pools and Ponds	P	P	P	P	N	N	N	N	N	§610(k)
<b>Commercial Residential Related Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Assisted Living Residence	N	N	S	N	S	N	P	N	N	§604(d)(1)
Bed and Breakfast	N	N	S	S	P	N	N	N	N	§604(d)(2)
Boarding or Rooming House	N	N	S	N	N	N	N	N	N	§604(d)(3)
<b>Commercial Residential Related Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Community Center	N	S	S	N	P	N	N	N	N	
Group Home	P	P	P	N	N	N	N	N	N	§604(d)(5)
Family Child Care Home	N	S	P	N	N	N	N	N	N	
Group Child Care Home	N	N	S	N	N	N	N	N	N	
Half-Way House	N	N	S	N	N	N	N	N	N	
<b>Commercial Residential Related Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Nursing Home	N	N	S	N	P	N	P	N	N	
Personal Care Home	N	N	P	N	P	N	P	N	N	§604(d)(1)
Playground/Park	P	P	P	P	P	P	P	P	P	
<b>Commercial Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Adult Care Center	N	N	N	P	P	N	P	N	N	
Adult Use	N	N	N	N	N	N	N	S	S	§604(a)

(Subject to Public Nudity Prohibitions of Ordinance 2015-4)										
After Hours Club (Prohibited By Act 219 of 1990)	N	N	N	N	N	N	N	N	N	
Airport or Heliport	N	N	N	N	N	N	S	N	N	§604(b)
Auditorium, Arena, Performing Arts Center or Exhibition and Trade Show	N	N	N	N	N	N	P	P	P	
Automobile, Boat, Equipment, Home, and Recreational Vehicle Sales	N	N	N	N	S	N	N	S	P	§604(c)(2)
Automobile Detailing Shop	N	N	N	N	P	N	N	N	N	
Automobile Sales and Supplies	N	N	N	N	P	N	N	N	N	
Automobile Storage Compound	N	N	N	N	N	N	N	S	P	
Automobile Service Station	N	N	N	P	P	N	N	N	N	
Automobile Repair Garage	N	N	N	N	P	N	N	P	P	§604(c)(1)
Bank or Financial Institution	N	N	N	P	P	N	N	N	N	
Banquet Hall	N	N	N	P	P	N	N	P	P	
Bar	N	N	N	S	P	N	N	N	N	
Betting Use	N	N	N	S	P	N	N	N	N	
Bus or Transportation Terminal	N	N	N	P	P	N	N	P	N	
BYOB Club or Night Club	N	N	N	N	S	N	N	N	N	§604(g)
Car Wash	N	N	N	N	S	N	N	P	P	§604(c)(3)
Catering for Off-Site Consumption	N	N	N	P	P	N	N	N	N	
Child Care Center or Day Care	N	N	N	P	P	N	N	N	N	604(d)(4)

Commercial Uses	R-1	R-2	R-3	CC	CH	OS	PI	LI	GI	Supplemental Regulations
Check Cashing Business	N	N	N	N	P	N	N	N	N	
Construction Company or Tradesperson's Principal Office	N	N	N	N	P	N	N	P	P	
Contractor Storage Yard	N	N	N	N	S	N	N	P	P	
Convenience Store	N	N	N	P	P	N	N	N	N	
Convenience Store (with gas)	N	N	N	N	P	N	N	N	N	
Drive-In/Thru Use	N	N	N	N	S	N	N	N	N	
Family Child Care Home	N	S	P	N	N	N	N	N	N	
Fitness Club or Health Spa	N	N	N	P	P	N	N	N	N	
Flea Market, Auction House, Fairground, or Outdoor Theatre	N	N	N	N	S	N	N	N	P	
Funeral Home	N	N	N	S	P	N	N	N	N	
Garden Center	N	N	N	S	P	N	N	N	P	
Grocery Store	N	N	N	S	P	N	N	N	N	
Group Child Care Home	N	N	S	N	N	N	N	N	N	
Hookah Lounge	N	N	N	N	S	N	N	N	N	
Hotel or Motel	N	N	N	N	S	N	N	N	N	§604(d)(6)
Laundromat	N	N	N	N	P	N	N	N	N	
Lumber Yard	N	N	N	N	S	N	N	N	P	
Massage Services with Licensed Health Care Professional	N	N	N	P	P	N	N	N	N	
Massage Services without Health Care Professional	N	N	N	N	S	N	N	N	N	
Medical marijuana Dispensary	N	N	N	S	P	N	N	N	N	
Medical Facility	N	N	N	P	P	N	N	N	N	
Membership Club or Social Hall	N	N	N	P	P	N	N	N	N	
Pawn Shop	N	N	N	N	P	N	N	N	N	

Personal Service Establishments	N	N	N	P	P	N	N	N	N	
Professional or General Office	N	N	N	P	P	N	N	N	N	
Radio or Television Studio	N	N	N	P	P	N	N	N	N	
Restaurant Take-Out	N	N	N	P	P	N	N	N	N	
<b>Commercial Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Restaurant with Drive Thru Facilities	N	N	N	N	P	N	N	N	N	
Restaurant without Drive-In or Drive Thru Facilities	N	N	N	P	P	N	N	N	N	
Retail Sales Establishments	N	N	N	P	P	N	N	P	P	
Second Hand Store	N	N	N	N	P	N	N	N	N	
Self-Storage Facility	N	N	N	N	S	N	N	P	P	§604(i)
Service Office	N	N	N	P	P	N	N	P	P	
Shopping Center	N	N	N	N	S	N	N	N	N	
Smoke Shop (Sales Only No Smoke Room)	N	N	N	P	P	N	N	N	N	
Smoke Shop (Sales with Smoke Room)	N	N	N	S	S	N	N	N	N	
Tattoo Parlor/Body-Piercing Studio	N	N	N	N	S	N	N	N	N	
Tavern or Brewery Pub and Micro- Brewery	N	N	N	S	P	N	N	N	N	
Theatre (Indoor Movie or Live-No Adult Use)	N	N	N	P	P	N	N	N	N	
Theatre (Outdoor-No Adult Use)	N	N	N	N	N	N	S	N	S	
Treatment Center, Out-Patient	N	N	N	N	S	N	N	N	S	§604(f)(5)
Treatment Facility	N	N	N	N	N	N	N	N	S	§604(f)(5)

Trucking Sales and Services	N	N	N	N	S	N	N	P	P	
<b>Accessory Commercial Uses</b>	N	N	N	P	P	N	N	N	N	
Containers for Personal Property and Donated Items	N	N	N	N	P	N	P	P	P	
Dumpsters	N	N	P	P	P	P	P	P	P	§611(b)
<b>Energy Accessory Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
ASES	S	S	S	S	S	S	S	S	S	§605(a)
AWEF	S	S	S	S	S	S	S	S	S	§605(b)
Outdoor Wood Fired Burner	S	S	S	N	N	N	N	N	N	§605(c)
<b>Institutional Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Auditorium	N	N	N	N	N	N	P	N	N	
Emergency Services	P	P	P	P	P	P	P	P	P	
Health Care Campus	N	N	N	N	S	N	P	N	N	
Hospital	N	N	N	N	S	N	P	N	N	
<b>Institutional Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Institutional Group Home	N	N	N	N	N	N	S	N	N	
Prison or Correctional Facility	N	N	N	N	N	N	S	N	S	
Public Governmental Use	N	N	N	N	N	N	P	N	N	
School	N	N	N	N	S	N	P	N	N	§607(c)
School with Dormitory	N	N	N	N	N	N	S	N	N	§607(c)
Stadium	N	N	N	N	N	P	P	N	N	
Wellness and Fitness Center	N	N	N	N	S	N	P	N	N	
<b>Recreational Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Playground/Park	P	P	P	P	P	P	P	P	P	
Recreational Facility (Outdoor)	N	N	N	N	N	P	P	N	N	§608(a)
Recreational Facility (Indoor)	N	N	N	S	P	P	P	N	N	

<b>Religious Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Cemetery, Mortuary and Mausoleum	N	N	N	N	N	N	P	N	N	§609(a)
Funeral Home	N	N	N	S	P	N	N	N	N	§609(b)
Place of Worship or Church	S	S	S	N	N	N	P	N	N	§609(c)
<b>Industrial Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Asphalt, Batch and Concrete Plant	N	N	N	N	N	N	N	S	P	
Bulk Fuel Storage	N	N	N	N	N	N	N	S	P	§606(a)
Bulk Recycling Center	N	N	N	N	N	N	N	S	P	
Crematorium	N	N	N	N	N	N	N	S	P	
Shredding, Industrial	N	N	N	N	N	N	N	S	S	
Heavy Industrial	N	N	N	N	N	N	N	S	P	§606(b)
Industrial Hemp Production	N	N	N	N	N	N	N	S	P	
Junk or Salvage Yard	N	N	N	N	N	N	N	S	P	§606(d)
Light Industrial	N	N	N	N	N	N	N	P	P	§606(b)
Machine Shop	N	N	N	N	N	N	N	P	P	§606(e)
Medical marijuana Delivery Office	N	N	N	N	S	N	N	P	P	
Mineral Extraction	N	N	N	N	N	N	N	S	S	§606(f)
Outdoor Storage	N	N	N	S	N	N	N	S	S	§606(g)
Packaging Plant	N	N	N	N	N	N	N	P	P	
Recycling Collection Center	N	N	N	N	N	N	S	P	P	§606(h)
Shredding, Industrial	N	N	N	N	N	N	N	N	P	
Slaughterhouse	N	N	N	N	N	N	N	N	P	
Solid Waste Facility	N	N	N	N	N	N	N	N	S	§606(i)
<b>Industrial Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Truck Service Center, Repair and Storage	N	N	N	N	N	N	N	S	P	
Trucking Terminal	N	N	N	N	N	N	N	S	P	§606(j)
Warehouse and Distribution	N	N	N	N	S	N	N	P	P	§606(k)
Wholesale Establishment	N	N	N	N	N	N	N	P	P	

Accessory Industrial Uses	N	N	N	N	N	N	N	N	P	P	§606(g) Outdoor Storage
<b>Agricultural Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>	
Agribusiness	N	N	N	N	N	N	N	N	S	§602(b)	
Agricultural Equipment Sales and Rentals	N	N	N	N	P	N	N	P	P		
Agricultural Operation	N	N	N	N	N	N	N	N	S	§602(a)	
Agricultural Product Marketing and Sales	N	N	N	N	N	N	N	N	P		
Agricultural Related Business	N	N	N	N	N	P	N	N	S		
Agricultural Support Occupation	N	N	N	N	N	P	N	N	S		
Agritourism	N	N	N	N	N	N	N	N	P		
Forestry or Timber Harvesting	P	P	P	P	P	P	P	P	P	§602(c)	
Greenhouse and Nursery	N	N	N	N	S	N	N	N	P		
Growing or Processing of Hemp	N	N	N	N	N	N	N	N	S	§602(d)	
Keeping of Agricultural Animals and Livestock	N	N	N	N	N	N	N	N	S	§603(e)	
Keeping of Bees	N	N	N	N	N	N	N	N	P	§603(c)	
Keeping of Chickens	N	N	N	N	N	N	N	N	P	§603(d)	
Medical marijuana Grower and Processor	N	N	N	N	N	N	N	S	P	§602(e)	
Sawmill	N	N	N	N	N	N	N	S	P	§602(f)	
Tree Farm	N	N	N	N	N	N	N	P	P		
Water Withdrawal	N	N	N	N	N	N	N	S	S	§602(g)	
Winery	N	N	N	N	N	N	N	P	P		
Accessory Agricultural Uses (see also Animal Related Uses)											
<b>Animal Related Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>	
Animal Day Care	N	N	N	N	P	N	N	N	P		
Animal Hospital or Veterinary Clinic	N	N	N	N	S	N	N	P	P	§603(a)	

Animal Kennel or Horse Stable	N	N	N	N	S	N	N	N	P	§603(b)
<b>Animal Related Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Nature Preserve	N	N	N	N	N	N	N	N	S	
<b>Utilities</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>CC</b>	<b>CH</b>	<b>OS</b>	<b>PI</b>	<b>LI</b>	<b>GI</b>	<b>Supplemental Regulations</b>
Communication Facility, Small Wireless or Small Cell Installation	N	N	N	N	S	N	N	S	S	§612(c)
Communication Tower on Building or Structure	N	N	N	N	S	N	S	P	P	§612(a)
Communication Tower Stand Alone	N	N	N	N	N	N	P	S	P	§612(b)
Essential Public Utility Services	P	P	P	P	P	P	P	P	P	§612(d)
Sewage Treatment Plant	N	N	N	N	N	N	N	P	P	

**SECTION 505. ZONING OVERLAY DISTRICT USE REGULATIONS.** The following table classifies all of the uses within the zoning overlay districts listed below:

Uses or Activities	DOD	EOD	HOD	DISTRICT REGULATIONS
Alteration or Repair	C	N	C	§505 DOD and §507 HOD
Demolition	C	N	C	§505 DOD and §507 HOD
New Construction	C	N	C	§505 DOD and §507 HOD
Moving or Relocation	C	N	C	§505 DOD and §507 HOD
PSES	N	C	N	§506(a)
PWEF	N	C	N	§506(b)
Oil and Gas Compressor Stations	N	C	N	§506(c)
Oil and Gas Operations	N	C	N	§506(d)
Natural gas processing plant or electricity generating plant	N	C	N	§506(e)

Area and bulk requirements.

1. Setbacks. No minimum front or side yard setbacks are required within the Overlay District.
2. Build-to Line. The primary facade of each building shall maintain the established build-to line of the block(s) on which it is located. Where there is no established build-to line, the primary facade of each building shall be set back not less than 12 feet from the face of the curb on a primary street, and 8 feet from the face of the curb on a side street. For the purposes of providing a plaza, square, courtyard, recessed entrance, or outdoor dining area, the front facade of a building may be set back up to 15 feet from the front lot line.
3. Height. Minimum two stories; and maximum 45 feet.

**SECTION 504. ZONING DISTRICT DIMENSIONAL REGULATIONS.** The following table governs the minimum dimensional requirements for each building, structure and use:

Zoning	Minimum Lot Size*	Minimum Lot Depth	Minimum Lot Width	Minimum	Minimum Rear Yard	Each Minimum	Maximum Building	Maximum Building
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District				Front Yard		Minimum Side Yard	Maximum Height	Maximum Coverage
R-1	10,000 sq. ft.	150 ft.	100 ft.	30 ft.	30 ft.	10 ft.	35 ft.	35percent
R-2	7,500 sq. ft.	100 ft.	75 ft.	20 ft.	25 ft.	10 ft.	35 ft.	40percent
R-3	6,500 sq. ft.	50 ft.	65 ft.	15 ft.	20 ft.	10 ft.	35 ft.	40percent
CC	4,500 sq. ft.	75 ft.	20 ft.	10 ft.	10 ft.	5 ft.	45 ft.	75percent
CH	20,000 sq. ft.	200 ft.	80 ft.	30 ft.	30 ft.	10 ft.	35 ft.	50percent
OS	43,560 sq. ft.	200 ft.	150 ft.	40 ft.	40 ft.	20 ft.	35 ft.	5percent
PI	43,560 sq. ft.	200 ft.	150 ft.	50 ft.	50 ft.	50 ft.	35 ft.	30percent
LI	43,560 sq. ft.	200 ft.	100 ft.	30 ft.	30 ft.	30 ft.	40 ft.	75percent
GI	87,120 sq. ft.	200 ft.	200 ft.	50 ft.	40 ft.	50 ft.	45 ft.	75percent

\*Minimum lot size when the lot is serviced by public water and on lot sewage disposal is 43,560 sq. ft.













\*Minimum lot size when the lot is serviced by on lot well water and on lot sewage disposal is 87,120 sq. ft.

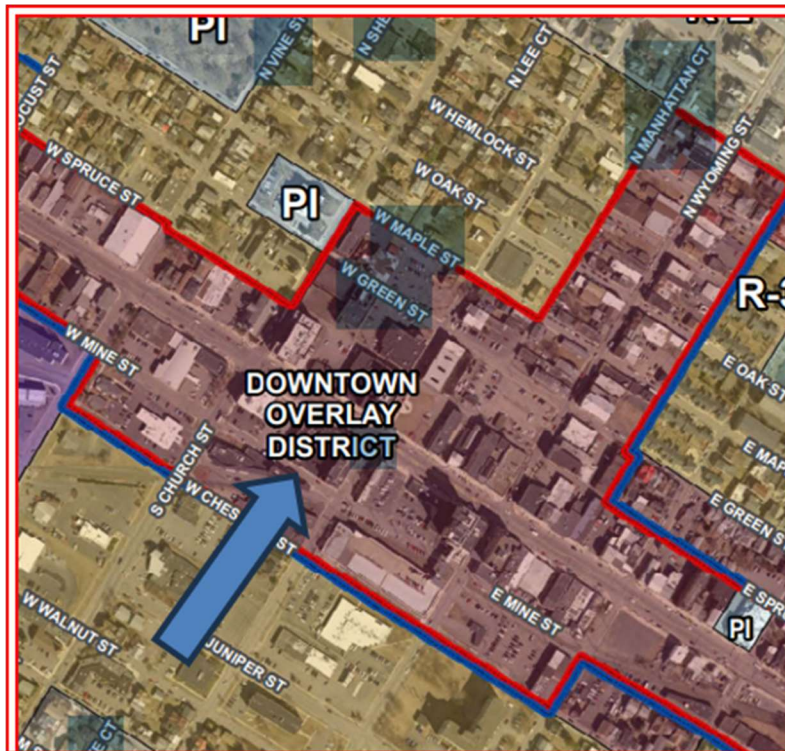
## Zoning Analysis

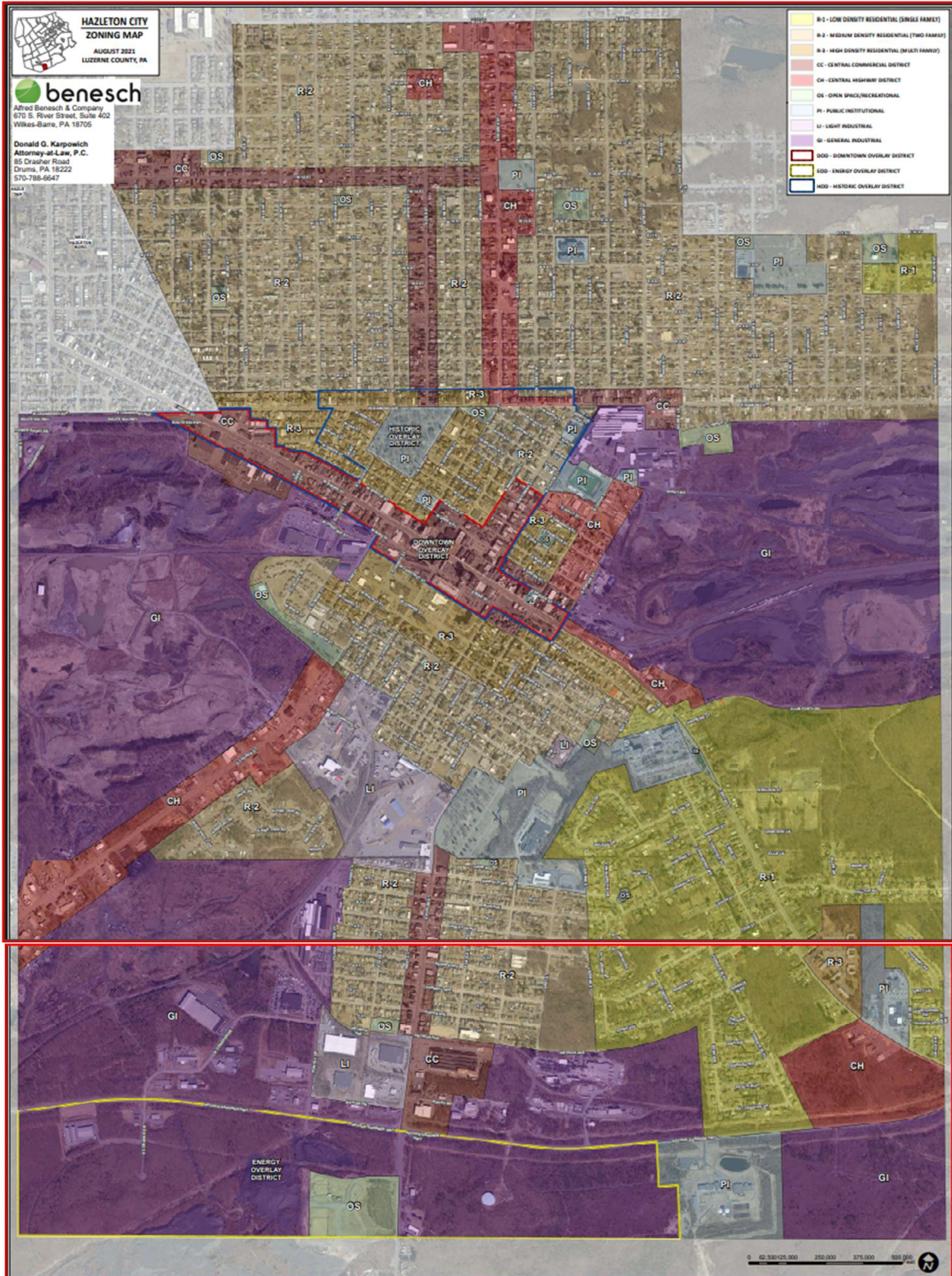
The subject property is situated within the **Central Commercial District** of the City of Hazleton and is also part of the **Downtown Overlay District**.

**Conclusion:** The subject property's current use is consistent with the permitted uses outlined in the zoning regulations.

## Zoning Map/Legend-City of Hazleton

	R-1 - LOW DENSITY RESIDENTIAL (SINGLE FAMILY)
	R-2 - MEDIUM DENSITY RESIDENTIAL (TWO FAMILY)
	R-3 - HIGH DENSITY RESIDENTIAL (MULTI FAMILY)
	CC - CENTRAL COMMERCIAL DISTRICT
	CH - CENTRAL HIGHWAY DISTRICT
	OS - OPEN SPACE/RECREATIONAL
	PI - PUBLIC INSTITUTIONAL
	LI - LIGHT INDUSTRIAL
	GI - GENERAL INDUSTRIAL
	DOD - DOWNTOWN OVERLAY DISTRICT
	EOD - ENERGY OVERLAY DISTRICT
	HOD - HISTORIC OVERLAY DISTRICT





**REAL ESTATE TAXES & ASSESSMENT DATA**

The Real Estate Tax Assessment, synonymous with assessed value, is the official valuation level of property for ad valorem tax purposes. Since the assessment is a dollar amount assigned to taxable property by the assessor for the purposes of taxation, it may not reflect the independent value conclusions found within this report.

The Luzerne County assessment office identifies the subject as **Pin # 71-T8SW42-014-007-000 & 71-T8SW42-014-006-000** current millage equates to a tax rate of **\$.0287241** per **\$1,000** of assessed value for the **City of Hazleton**. The total tax liability for the subject is as follows:

Tax Parcel	Assessed Value	Millage Rate	Estimated Tax Liability
<b>71-T8SW42-014-007-000</b>	\$1,786,200	.0287241	\$51,306.99
<b>71-T8SW42-014-006-000</b>	\$1,141,900	.0287241	\$32,800.05

The effective tax rate is a measure of property tax potentials in a given political subdivision. The effective tax rate can be derived by multiplying the most recent State Tax Equalization Board Ratio by the total millage. The effective tax rate can be multiplied by any current market value to determine the maximum allowable tax. The data and the effective tax rates are as follows:

***Millage Rates, Effective Tax Rates & Common Level Ratio***

Common Level Ratio	<b>1.15</b>
Millage Assignments:	
Library	
County	<b>6.3541</b>
Fire	
Municipality	<b>9.1320</b>
School	<b>13.2380</b>
Total Millage	<b>28.7241</b>
Effective Tax Rate	
School District	<b>Hazleton</b>
Homestead Exclusion	
Homestead tax exclusion	
*Farmstead exclusion max	

AS OF 2025

## ***Implied Market Value***

The current Common Level Ratio for **Luzerne County is 1.15**. Utilizing the current ratio at the current assessed value, an implied assessor's market value is derived for the subject by the **Luzerne County** assessment bureau as presented below:

<b>Tax Parcel</b>	<b>Assessed Value</b>	<b>Common Level Ratio</b>	<b>Implied Market Value</b>
<b>71-T8SW42-014-007-000</b>	\$1,786,200	1.15	\$2,054,130
<b>71-T8SW42-014-006-000</b>	\$1,141,900	1.15	\$1,313,185

The current **Common Level Ratio (CLR) is 1.15**. This means that assessed values in **Luzerne County**, on average, are **115%** of the corresponding market values.

Implied market value is an estimate of a property's true market value calculated using the assessed value and the CLR. It's derived by dividing the assessed value by the CLR. In this case, the **Luzerne County** assessment bureau has used this method to estimate the subject property's market value

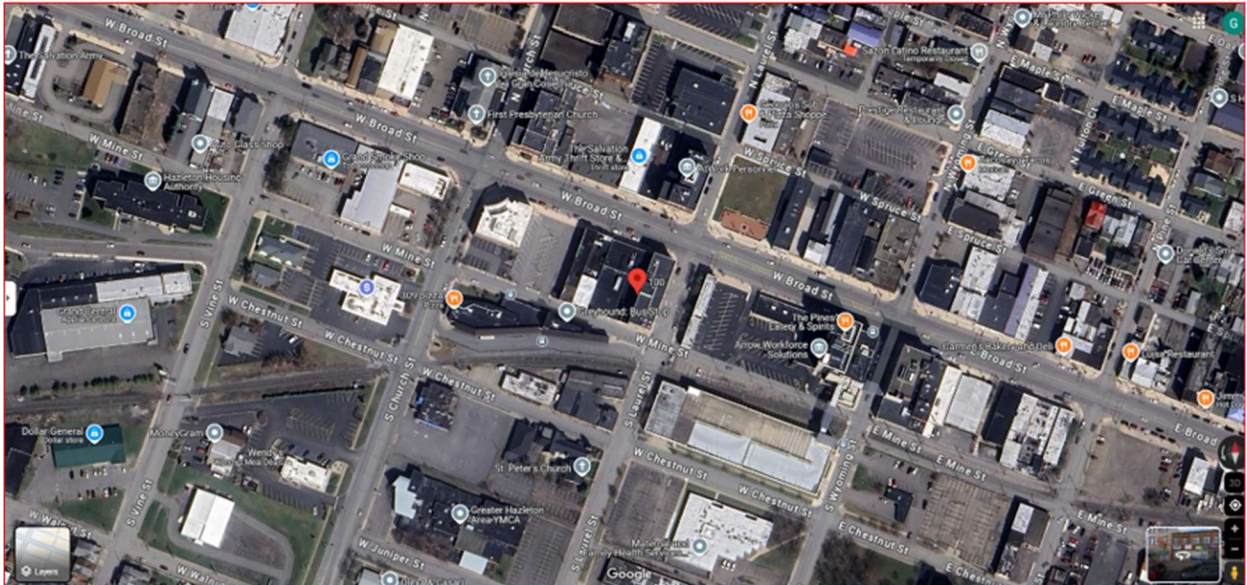
## MARKET AREA OVERVIEW

The subject property is located on **100 West Broad Street** in the **City of Hazelton** in the **County of Luzerne, State of PA.**

The subject property is situated on **West Broad Street** with the closest cross street being **W Mine Street**. The subject's location is considered average utility. Overall, the surrounding area is considered **Suburban**.

The marketability and market value of the property appears to be average. The market supply of this type of property is balanced, and the subject market demand is average. Therefore, the marketability of this type of property is **good**. Social, economic, governmental, physical, and financial factors are good. No inharmonious uses were observed.

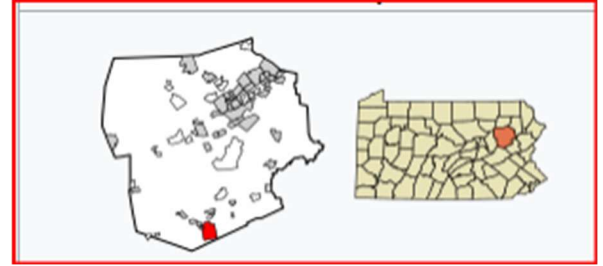
Local businesses include Greyhound Bus Stop, The Pines Eatery & Spirits, Arrow Workforce Solutions, Carmen's Bakery and Deli, Luisa Restaurant, Donald's Small Car Center, Jimm's Quick Lunch, Zacosayu Tacos, Prestige Restaurant & Lounge, Georgi's Sub & Pizza Shoppe, Sazon Lation Restaurant, AtWork Personnel, The Salvation Army, First Presbyteria Church, Iglesia de Jesucristo La Gran Cosecha, Grand Smoke Shop, Auto Glass Shop, Hazleton Housing Authority, Grand Central Appliance, Dollar General, MoneyGram, Wendy's, Greater Hazleton YMCA, Maternal & Health Services, 309 Pizza, Lehigh Tire, Mr. Phil's Wicker & Laundry Center and many more.



## City of Hazleton, Luzerne County, Pennsylvania

Hazleton is a city in Luzerne County, Pennsylvania, United States. The population was 29,963 at the 2020 census. Hazleton is the second-most populous city in Luzerne County.<sup>[3]</sup> It was incorporated as a borough on January 5, 1857, and as a city on December 4, 1891.

Hazleton is located in Northeastern Pennsylvania, 35 miles (56 km) northwest of Allentown, 82 miles (132 km) north-northwest of Philadelphia and 106 miles (171 km) west of New York City.



## History

During the early years of European colonization in the Americas, the area which today makes up the city of Hazleton sat at the intersection of two Native American trails.

The Nanticoke path was used by the Nanticoke people during their migration to and settlement of the Wyoming Valley, east of Wilkes-Barre.

The Nescopeck path ran from the forks of the Delaware River, to the Nescopeck Creek. It was used by traders and missionaries, Delaware war parties, and settlers.<sup>[4]</sup>

.Source: City of Hazleton- <https://en.wikipedia.org>

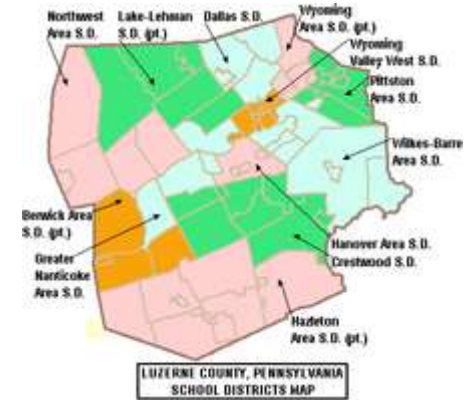
## Luzerne County, Pennsylvania

From Wikipedia, the free encyclopedia

**Luzerne County** is a county in the Commonwealth of Pennsylvania. According to the U.S. Census Bureau, the county has a total area of 906 square miles (2,350 km<sup>2</sup>), of which 890 square miles (2,300 km<sup>2</sup>) is land and 16 square miles (41 km<sup>2</sup>) is water. It is Northeastern Pennsylvania's second-largest county by total area. As of the 2020 census, the population was 325,594, making it the most populous county in the northeastern part of the state. The county seat and largest city is Wilkes-Barre.<sup>[1]</sup> Other populous communities include Hazleton, Kingston, Nanticoke, and Pittston. Luzerne County is included in the Scranton–Wilkes-Barre–Hazleton Metropolitan Statistical Area, which has a total population of 555,426 (as of 2017).

On September 25, 1786, Luzerne County was formed from part of Northumberland County. It was named after Chevalier de la Luzerne, a French soldier and diplomat during the 18th century. When it was founded, Luzerne County occupied a large portion of Northeastern Pennsylvania. From 1810 to 1878, it was divided into several smaller counties. The counties of Bradford, Lackawanna, Susquehanna, and Wyoming were all formed from parts of Luzerne County.<sup>[2][3]</sup>

The county gained prominence in the 19th and 20th centuries as an active anthracite coal mining region, drawing a large portion of its labor force from European immigrants. At its peak (in 1930), the county's population was 445,109. By the early 21st century, many factories and coal mines were closed. Like most counties in the Rust Belt, Luzerne witnessed population loss and urban decay. However, the economy has grown moderately in recent years; warehousing has replaced manufacturing as the main industry.



## Geography

According to the U.S. Census Bureau, the county has a total area of 906 square miles (2,350 km<sup>2</sup>), of which 890 square miles (2,300 km<sup>2</sup>) is land and 16 square miles (41 km<sup>2</sup>), or 1.8%, is water.<sup>[52]</sup> The highest point in the county is Cherry Ridge in Fairmount Township. The ridge is 2,460 feet (750 m) above sea level.<sup>[53]</sup> The lowest point, of about 512 feet (156 m), can be found near Shickshinny.

Luzerne County consists of 76 independently governing municipalities (which includes 4 cities, 36 boroughs, and 36 townships). Wilkes-Barre is the largest city; it has a total area of 7.2 square miles (19 km<sup>2</sup>). Pittston, with a total area of 1.7 square miles (4.4 km<sup>2</sup>), is the smallest city. Harveys Lake is the largest borough; it has a total area of 6.2 square miles (16 km<sup>2</sup>). Jeddo, with a total area of 0.3 square miles (0.78 km<sup>2</sup>), is the smallest borough. Bear Creek is the largest township; it has a total area of 67.8 square miles (176 km<sup>2</sup>). Wilkes-Barre Township, with a total area of 2.9 square miles (7.5 km<sup>2</sup>), is the smallest.

The Wyoming Valley, also referred to as the Anthracite Valley Section of Pennsylvania, runs directly through Luzerne County. It extends from the northeastern border (with Lackawanna County) to the western border (with Columbia County). The valley is flat (at the Susquehanna Basin) and rises from 512 feet (156 m) to 2,000 feet (610 m) in some places. Bear Creek, on the eastern side of the valley, has a mean elevation of about 2,000 feet (610 m), while Shickshinny, on the Susquehanna Basin, is about 512 feet (156 m). The county is crossed by a series of east-to-west mountains (e.g., Buck Mountain, Nescopeck Mountain, Penobscot Knob, and Red Rock Mountain). They are all part of the Appalachian Mountain Range.

The Susquehanna River is the largest river in the county. There are several islands located within the river; for example, Scovell Island (near Pittston), Monocanock Island (near Wyoming), and Richard Island (near Wilkes-Barre). The Susquehanna drains most of the county (including Bowman Creek, Huntington Creek, the Lackawanna River, Nescopeck Creek, Solomon Creek, and many other streams). The Lehigh River, which forms part of Luzerne County's southeastern border, drains the easternmost region. Dozens of lakes and ponds are also scattered throughout the county (e.g., Harveys Lake, Lake Jean, Lake Louise, and Long Pond).

<b>Total</b>	325,594	<b>Total</b>	906 sq mi	<b>Lowest</b>	512 ft
<b>Est.</b>	325,594	<b>Land</b>	890 sq mi	<b>Highest</b>	2,460 ft
<b>Density</b>	360/Sq mi	<b>Water</b>	16 sq mi		

Luzerne County consists of several urban

areas. The first is a contiguous quilt-work of former anthracite coal mining communities (including the cities of Pittston, Wilkes-Barre, and Nanticoke). It is located in the northeastern and central part of the county (in the Wyoming Valley). The second is Hazleton and it is located in the southern portion of the county. Other urban areas include the Back Mountain (in northern Luzerne County) and Mountain Top (between Wilkes-Barre and Hazleton). Thick forests and small farming communities are located just outside the urban centers.

## State Parks and Forests

State Parks	Other Recreational Areas
Frances Slocum State Park	Bear Creek Camp Conservation Area
Lehigh Gorge State Park	Lehigh Gorge Trail
Nescopeck State Park	Susquehanna Warrior Trail
Ricketts Glen State Park	Pinchot State Forest

## ***Climate***

Luzerne County has a humid continental climate (Köppen climate classification *Dfa*/mostly *Dfb*) with four distinct seasons. Winters are cold with a January average of 25.8 °F (-3.4 °C).<sup>[55]</sup> The surrounding mountains have an influence on the climate (which includes both precipitation and temperature). This results in a wide array of weather conditions throughout the county.<sup>[56]</sup> On average, temperatures below 0 °F (-17.8 °C) are infrequent, occurring 3 days per year, and there are 36 days where the maximum temperature remains below 32 °F (0.0 °C).<sup>[56]</sup> In the Wilkes-Barre area, the average annual snowfall is 46.2 inches (117 cm) during the winter (in which severe snowstorms are rare).<sup>[56]</sup> However, when snowstorms do occur, they can disrupt normal routines for several days.<sup>[56]</sup> Summers are warm with a July average of 71.4 °F (21.9 °C).<sup>[55]</sup> In an average summer, temperatures exceeding 90 °F (32.2 °C) occur on 9 days and can occasionally exceed 100 °F (37.8 °C).<sup>[57]</sup> Spring and fall are unpredictable with temperatures ranging from cold to warm (although they are usually mild). On average, Wilkes-Barre receives 38.2 inches (970 mm) of precipitation each year, which is relatively evenly distributed throughout the year (though the summer months receive more precipitation).<sup>[57]</sup> Extreme temperatures range from -21 °F (-29.4 °C) on January 21, 1994, to 103 °F (39.4 °C) on July 9, 1936.<sup>[57]</sup> The hardiness zone in most of the county is 6a and ranges from 5a to 6b. [1] Wilkes-Barre averages 2,303 hours of sunshine per year, ranging from a low of 96 hours in December (or 33% of possible sunshine) to 286 hours in July (or 62% of possible sunshine). Despite being at the south end of the county, Hazleton's temperatures average lower than those of the Wyoming Valley due to its elevation.

## ***Public safety***

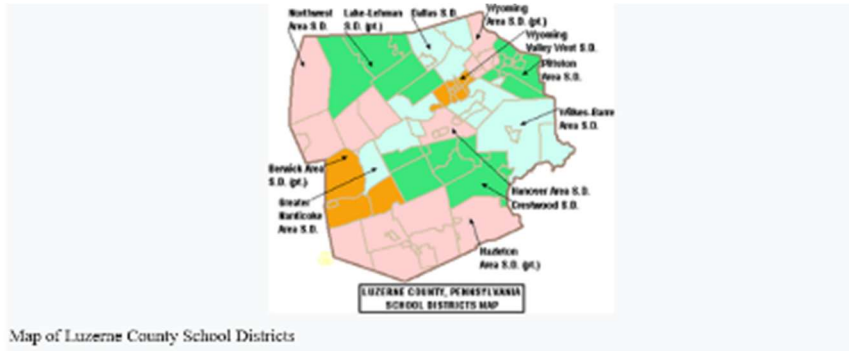
There are many fire and police departments scattered throughout Luzerne County.<sup>[81]</sup> Each individual community (city, borough, and township) determines the boundaries of each department. The firefighters provide fire protection for its citizens. Most fire departments are headed by a fire chief and are staffed by a combination of career and volunteer firefighters.

The police provide full-time protection to its citizens, visitors, businesses, and public property. Most departments are headed by a chief of police and operate out of their local municipal building. The Luzerne County Sheriff's Office operates out of Wilkes-Barre's Luzerne County Courthouse. The sheriff is an official who is responsible for keeping the peace and enforcing the law throughout the county.<sup>[82]</sup> After Luzerne County adopted a home rule charter, the office of sheriff became an appointed position (and was no longer an elected one). The Pennsylvania State Police also have a presence in the county. Troop P operates out of the northern half of Luzerne County and is headquartered in Hanover Township as PSP Wilkes-Barre. Troop P also has a barracks in Salem Township—PSP Shickshinny. Troop N operates out of the southern portion of the county and is headquartered in West Hazleton as PSP Hazleton.

## ***Healthcare***

Hospital	Location	Affiliate
First Hospital	Kingston	Commonwealth Health
Geisinger South	Wilkes-Barre	N/A
Geisinger Wyoming Valley	Plains Township	N/A
Hazleton General Hospital	Hazleton	Lehigh Valley Health Network
Nanticoke Special Care Hospital	Nanticoke	Commonwealth Health
VA Medical Center	Wilkes-Barre	N/A
Wilkes-Barre General Hospital	Wilkes-Barre	Commonwealth Health

## Education



### Public school districts

- Berwick Area School District (also in Columbia County)
- Crestwood School District
- Dallas School District
- Greater Nanticoke Area School District
- Hanover Area School District
- Hazleton Area School District (also in Carbon and Schuylkill Counties)
- Lake-Lehman School District (also in Wyoming County)
- Northwest Area School District
- Pittston Area School District
- Wilkes-Barre Area School District
- Wyoming Area School District (also in Wyoming County)
- Wyoming Valley West School District

### Colleges and universities

University	Location
Wilkes University	Wilkes-Barre
King’s College	Wilkes-Barre
Penn State Hazelton	Hazleton
Penn State Wilkes-Barre	Lehman Township
Misericordia University	Dallas
McCann School of Business & Tech	Wilkes-Barre
Luzerne County Community College	Nanticoke

### Culture & Media

ABC	NBC	CBS	PBS	FOX
WNEP-TV	WBRE-TV	WYOU-TV	WVIA-TV	WOLF-TV
My Network	CW	Ion TV	Youtoo TV	
WQMY	WSWB	WQPX	WYLN-LP	

Newspapers

Times Leader
The Citizens' Voice

*Times Leader* and *The Citizens' Voice* are the two largest daily newspapers in the Wilkes-Barre area.

### Sports

Team	Pro Affiliate	League	Sport	Venue
Wilkes-Barre/Scranton Penguins	Pittsburgh Pirates	AHL	Ice Hockey	Mohegan Sun Arena
Scranton/Wilkes-Barre Rail Riders	NY Yankees	IL	Baseball	PNC Field

### Transportation

Airports	Railroads
Hazleton Municipal Airport	Canadian Pacific Railway (CP)
Wilkes-Barre/Scranton International Airport	Delaware and Hudson Railway (DH)
Wilkes-Barre Wyoming Valley Airport	Luzerne and Susquehanna Railway (LS)
	Norfolk Southern Railway (NS)
	North Shore Railroad (NSHR)
	Reading Blue Mountain and Northern Railroad (RBMN)

Source: Luzerne County, Pennsylvania - <https://en.wikipedia.org>

## SITE DATA

**LEGAL DESCRIPTION:** Deed/Instrument # 3009/246541

**LOT DIMENSIONS:** See Attached Map

**TOTAL LAND AREA:** 0.46 acres or 20,038 sqft

**TOPOGRAPHY:** Level

**UTILITIES:** Public

**STREET(S):** **West Broad Street**

West Broad Street is a two-way/two-lane macadam paved **Public City Street** with sidewalks, street lights and storm drains.

**Pennsylvania Route 924** (PA 924) is a 22-mile-long (35 km) state highway in the U.S. state of Pennsylvania. The highway runs from PA 61 in Frackville, Schuylkill County, northeast to PA 309 in Hazleton, Luzerne County. PA 924 runs through rural areas in the Coal Region, serving Gilberton, Shenandoah, Brandonville, and West Hazleton. The route is mostly a two-lane road with the section between Frackville and Shenandoah a four-lane divided highway with an interchange serving Gilberton and another four-lane divided highway section to the west of Hazleton. PA 924 intersects PA 54 in Shenandoah, PA 339 in Brandonville, Interstate 81 (I-81) west of Hazleton, and PA 93 in West Hazleton.

PA 924 was designated in 1928 to run from a point between Brandonville and Sheppton northeast to PA 93 in West Hazleton. PA 142 was designated onto the road between U.S. Route 120 (US 120, now PA 61) in Frackville and Ringtown Boulevard north of Shenandoah, where it continued north to Ringtown. PA 924 was extended southwest to PA 142 north of Shenandoah in the 1930s. In 1946, the route was further extended to US 122 (now PA 61) in Frackville, replacing that section of PA 142. PA 924 was extended east to US 309 (now PA 309) in Hazleton in the 1950s. The route was widened to a divided highway between Gilberton and Shenandoah in the 1950s and between Frackville and Gilberton in 1963, with the road moved to a new alignment in Gilberton with an interchange serving the borough. In 1967, PA 924 was realigned to a new divided highway between Humboldt and PA 93 in West Hazleton.  
*Source: Pennsylvania Route 924- <https://en.wikipedia.org>*

**Interstate 81 (I-81)** is a north–south Interstate Highway, stretching from Dandridge, Tennessee, northeast to Fisher's Landing, New York, at the Canada–United States border. In Pennsylvania, I-81 runs for 232.76 miles (374.59 km) from the Maryland state line northeast to the New York state line near Hallstead and is called the American Legion Memorial Highway. The interstate enters the state near the borough of Greencastle, serving the boroughs of Chambersburg and Carlisle, before reaching Harrisburg, the capital. After that, it climbs into the Pocono Mountains to run through the Wyoming Valley, then exits into New York. It is the longest north–south Interstate in Pennsylvania.<sup>[2]</sup>  
*Source: Interstate 81- <https://en.wikipedia.org>*

**Pennsylvania Route 309 (PA 309)** is a state highway that runs for 134 miles (216 km) through eastern Pennsylvania. The route runs from an interchange between PA 611 and Cheltenham Avenue on the border of Philadelphia and Cheltenham Township north to an intersection with PA 29 in Bowman Creek, a village in Monroe Township in Wyoming County. The highway connects Philadelphia and its northern

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suburbs to Allentown and the Lehigh Valley, and Hazleton and Wilkes-Barre in Wyoming Valley.

PA 309 heads north from Philadelphia and becomes a freeway called Fort Washington Expressway through suburban areas in Montgomery County, passing through Fort Washington, before becoming a surface road called Bethlehem Pike and running through Montgomeryville. In Bucks County, the route has a freeway section bypassing Sellersville before passing through Quakertown as a surface road. PA 309 then enters the Lehigh Valley, where it joins Interstate 78 (I-78) on a freeway bypassing Allentown to the south before splitting to the north and running through rural areas as a surface road. The route continues north into the Coal Region, passing through Tamaqua before it reaches Hazleton. PA 309 heads into Wyoming Valley and passes through the Wilkes-Barre area on a freeway alignment along I-81 and the North Cross Valley Expressway before turning into a surface road again, where it runs through Dallas before reaching its northern terminus.

Source: *Pennsylvania Route 309*- <https://en.wikipedia.org>

**Pennsylvania Route 93 (PA 93)** is a 41-mile-long (66 km) state route located in Carbon, Luzerne, and Columbia counties in northeastern Pennsylvania. The southern terminus is at U.S. Route 209 (US 209) in Nesquehoning, about halfway from PA just north of the 1800s community of Lausanne Landing, the southern toll station of the Lausanne & Nescopeck Turnpike (1804)—along whose path (east of the Susquehanna River) the highway was built. The northern terminus of the route is at PA 487 in Orangeville, the part of the road west of the Susquehanna and Berwick once being part of the Susquehanna & Tioga Turnpike (1806).

The route heads northwest as an undivided road from Nesquehoning through mountainous areas, passing through Beaver Meadows. The road reaches the city of Hazleton, where it passes through developed areas and crosses PA 309. PA 93 continues through West Hazleton and becomes a divided highway before it reaches an interchange with Interstate 81 (I-81). The road becomes undivided again and passes through Conyngham before coming to an interchange with I-80. PA 93 continues northwest and passes through Nescopeck before crossing the Susquehanna River into Berwick and forming a concurrency with US 11. The route continues west from Berwick through rural areas to Orangeville.

PA 93 was designated in 1927 between US 309/PA 22 in Hazleton and US 11/PA 19 in Berwick while US 309/PA 22 was designated onto the road between Nesquehoning and Hazleton. A year later, PA 93 was extended to PA 339 (now PA 487) in Orangeville and the PA 22 designation was removed from US 309. In the 1930s, the south end of PA 93 was truncated to PA 29 (now PA 239) southeast of Nescopeck, with PA 29 replacing the route southeast to Hazleton. PA 93 was extended north to PA 115 (now PA 254) in Rohrsburg in the 1940s. A realigned PA 29 replaced the US 309 designation between Nesquehoning and Hazleton in the 1950s. On May 9, 1966, PA 93 was extended southeast to US 209 in Nesquehoning, replacing that section of PA 29, while the north end was cut back to PA 487 in Orangeville in the 1960s.

Source: *Pennsylvania Route 93*- <https://en.wikipedia.org>

**Pennsylvania Route 424 (PA 424)** is a 3.75-mile-long (6.04 km) state highway located in northeastern Pennsylvania. The western terminus is at Interstate 81 (I-81) exit 141 in Hazle Township. The eastern terminus is at PA 93 on the southeastern edge of Hazleton. The highway is called the **Greater Hazleton Chamber Of Commerce Beltway** or **Arthur Gardner Highway** and is a two-lane undivided road that forms a southern bypass of the city of Hazleton in Luzerne County, with an intermediate

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intersection with PA 309. The section of the road between PA 309 and PA 93 was constructed by 1980 and became State Route 3032 (SR 3032). The road was extended west to I-81 in 1999, and PA 424 was designated between I-81 and PA 93 in 2000. PA 424 was constructed to provide access to the Hazleton Commerce Center and to reduce truck traffic on adjacent roads. There are plans to extend the route west to PA 924 near Humboldt Industrial Park.

Source: *Pennsylvania Route 424*- <https://en.wikipedia.org>

**The Susquehanna River** (/ˌsʌskwəˈhænə/ *SUSS-kwə-HAN-ə*; Lenape: *Siskëwahane*<sup>[7]</sup>) is a major river located in the Mid-Atlantic region of the United States, overlapping between the lower Northeast. At 444 miles (715 km) long, it is the longest river on the East Coast of the United States.<sup>[8]</sup> By watershed area, it is the 16th-largest river in the United States,<sup>[9][10]</sup> and also the longest river in the early 21st-century continental United States without commercial boat traffic.

The Susquehanna River forms from two main branches: the North Branch, which rises in Cooperstown, New York, and is regarded by federal mapmakers as the main branch or headwaters,<sup>[11]</sup> and the West Branch, which rises in western Pennsylvania and joins the main branch near Northumberland in central Pennsylvania.

The river drains 27,500 square miles (71,000 km<sup>2</sup>), including nearly half of the land area of Pennsylvania. The drainage basin includes portions of the Allegheny Plateau region of the Appalachian Mountains, cutting through a succession of water gaps in a broad zigzag course to flow across the rural heartland of southeastern Pennsylvania and northeastern Maryland in the lateral near-parallel array of mountain ridges. The river empties into the northern end of the Chesapeake Bay at Perryville and Havre de Grace, Maryland, providing half of the Bay's freshwater inflow. The bay lies in the flooded valley, or *ria*, of the Susquehanna.

Source: *Susquehanna River* - <https://en.wikipedia.org>

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**PARKING AREA &  
DRIVEWAY:**

On street Parking

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**ZONING:**

The subject property is situated within the **Central Commercial District** of the **City of Hazleton** and is also part of the **DOD Downtown Overlay District**.

It Is Assumed This Correct & Accurate, In Addition It Is Assumed Any Purchaser of The Subject Property Verify the Subject's Zoning District and Also That Their Intended Use Conforms with The Ordinance Provisions of The Zoning District.

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**FLOOD ZONE:**

Subject Property Appears to Be Located in **Flood Zone X**, As Indicated on **FLOOD INSURANCE RATE MAP #:42079C 0630E- DATED 11/02/2012**.

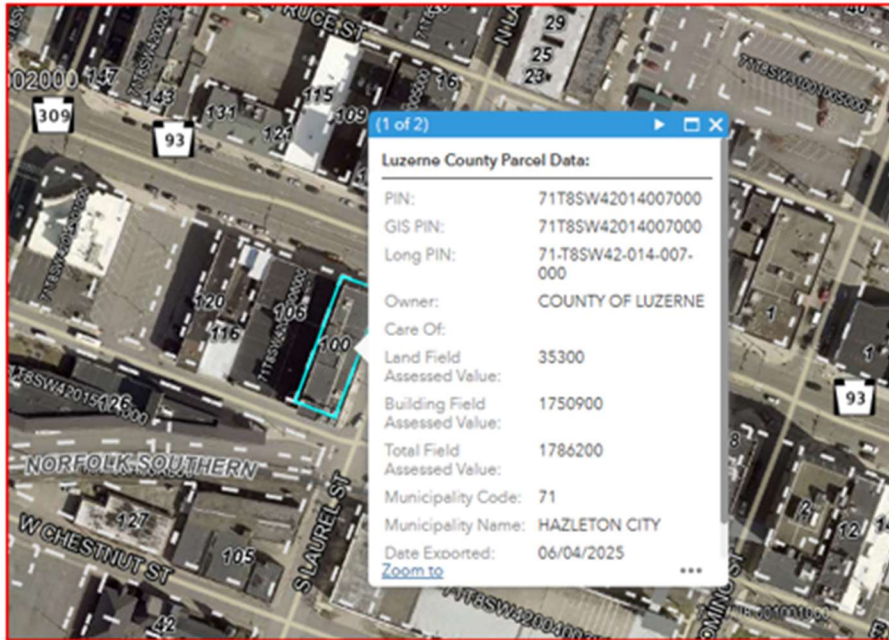
It Is Recommended That Any Concerned Parties Relying on This Appraisal Report Have a Flood Certification Performed, As This Appraiser Is Not an Expert in This Field.

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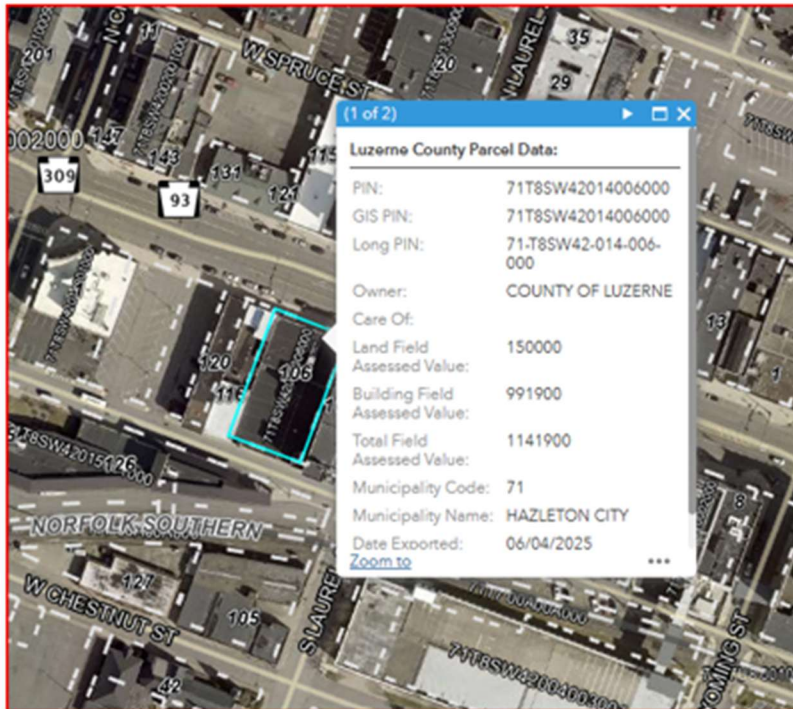
**ENCUMBRANCES:**

See Chain of Title and Liens Recorded. Survey And Title Examination Are Recommended by Any New Potential Buyer(S). Value Estimated Herein Is Predicated Upon Fully Marketable Title, Title Insurance and Clear Title in Fee Simple.

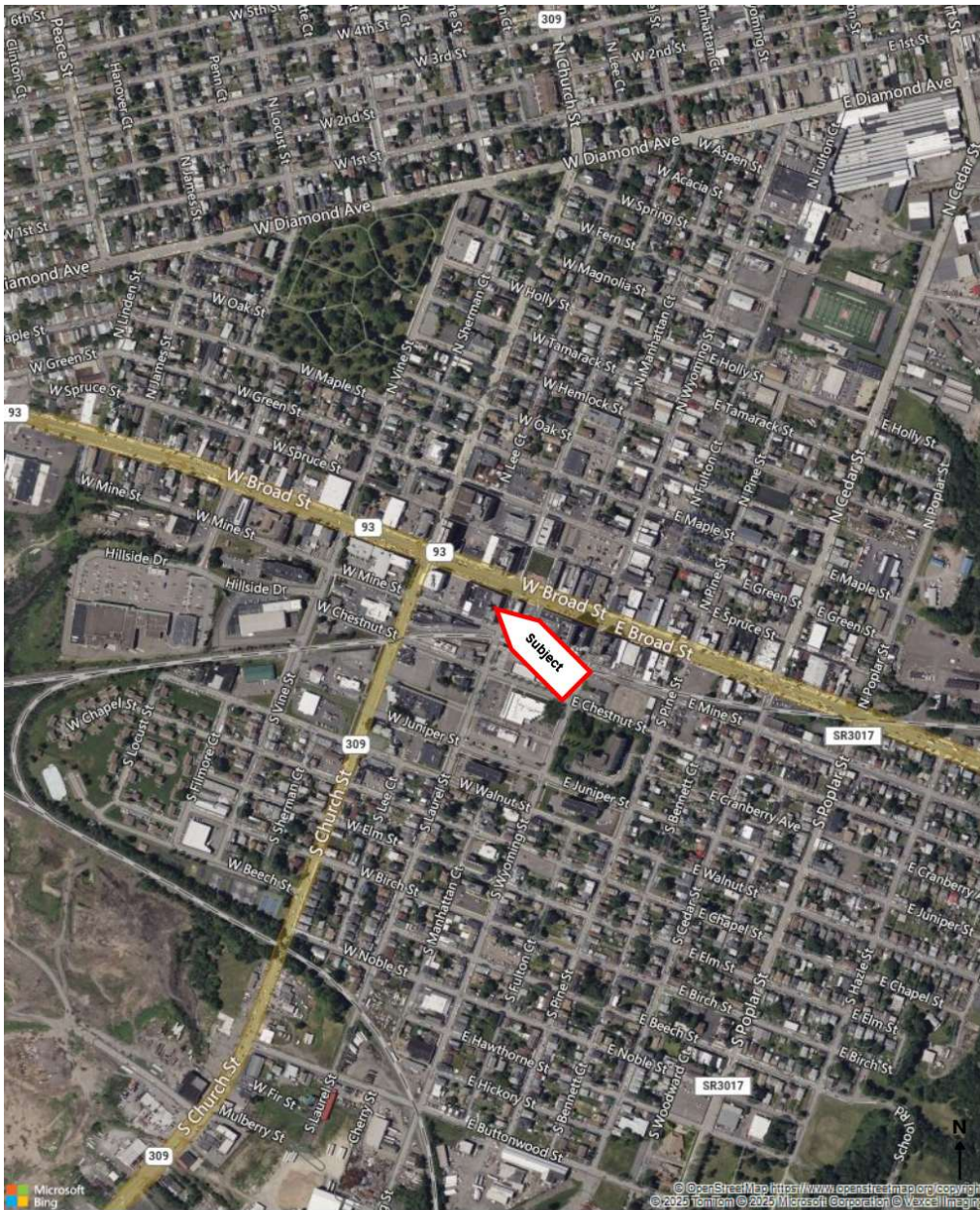
### Site- Pin # 71-T8SW42-014-007-000



### Site- Pin # 71-T8SW42-014-006-000



### Flood Map



**Flood Zones**

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards

- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

**Flood Zone Determination**

**Latitude:** 40.954151  
**Longitude:** -75.975849  
**Community Name:**  
 HAZLETON, CITY OF  
**Community:** 421203  
**SFHA (Flood Zone):** No  
**Within 250 ft. of multiple flood zones:** No  
**Zone:** X                      **Map #:** 42079C0630E  
**Panel:** 0630E              **Panel Date:** 11/02/2012  
**FIPS Code:** 42079           **Census Tract:** 2174

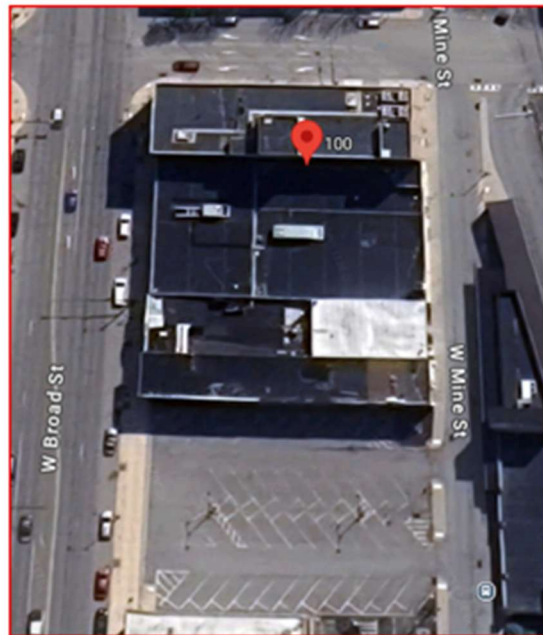
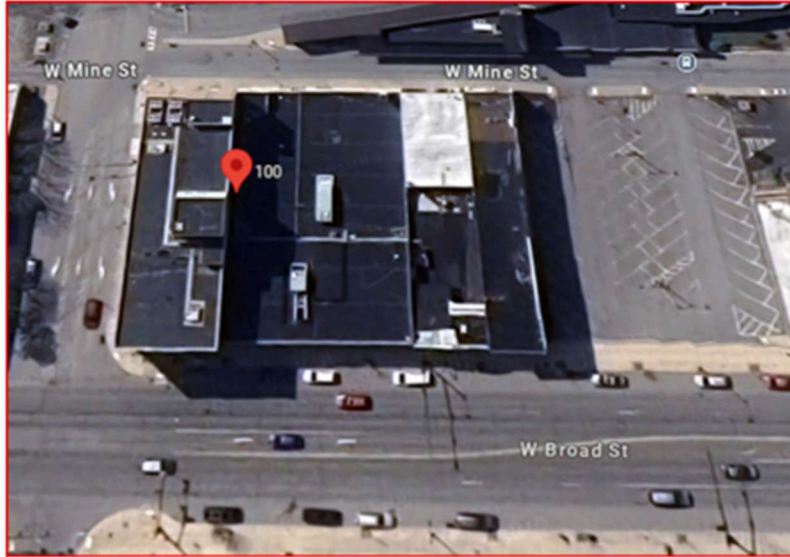
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Owner: County of Luzerne  
100 West Broad Street  
Hazleton, PA 18201  
Pin #71-T8SW42-014-006-000 &  
Pin # 71-T8SW42-014-007-000


Nasser Appraisal Services Inc.  
304 North Main Avenue  
Scranton, PA 18504

## Ariel Photos

Source = google

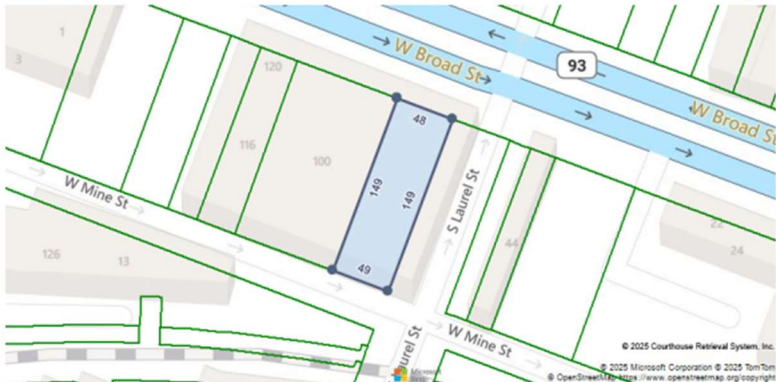


### Assessment Records- Pin # 71-T8SW42-014-007



Powered by CRS Data

Wednesday, June 04, 2025



**LOCATION**

**Property Address** 100 W Broad St  
Hazleton, PA 18201-6304

**Subdivision**

**County** Luzerne County, PA

**GENERAL PARCEL INFORMATION**

**Parcel ID/Tax ID** 71-T8SW42-014-007

**Alternate Parcel ID** 71-T8SW42-014-007-000

**Account Number**

**District/Ward**

**2020 Census Trct/Blk** 2174/1

**Assessor Roll Year** 2024

**PROPERTY SUMMARY**

**Property Type** Exempt

**Land Use** Governmental/Public Use General

**Improvement Type**

**Square Feet**

**CURRENT OWNER**

**Name** County Of Luzerne

**Mailing Address** 200 N River St  
Wilkes Barre, PA 18711-1004

**SCHOOL INFORMATION**

These are the closest schools to the property

**Heights-Terrace Elementary Middle School** 0.7 mi  
Primary Middle: K to 8 Distance

**Hazleton Area High School** 1.6 mi  
High: 9 to 12 Distance

**SALES HISTORY THROUGH 05/22/2025**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/14/2009		County Of Luzerne				

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
<b>Appraisal Year</b>	2024	<b>Assessment Year</b>	2024
<b>Appraised Land</b>	\$35,300	<b>Assessed Land</b>	\$35,300

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 Information Deemed Reliable But Not Guaranteed.

Property Report for 100 W BROAD ST. cont.				
Appraised Improvements	\$1,750,900	Assessed Improvements	\$1,750,900	
Total Tax Appraisal	\$1,786,200	Total Assessment	\$1,786,200	
		Exempt Amount		
		Exempt Reason	Tax Exempt	
<b>TAXES</b>				
Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2025	\$16,311.58	\$11,349.69	\$23,645.72	\$51,306.99
2024	\$14,555.74	\$11,349.69	\$23,645.72	\$49,551.15
2023	\$12,110.44	\$11,349.69	\$22,162.99	\$45,623.12
2022	\$12,110.44	\$11,020.14	\$21,862.91	\$44,993.49
2021	\$12,110.44	\$11,020.14	\$19,858.79	\$42,989.37
2020	\$10,645.75	\$11,020.14	\$19,858.79	\$41,524.68
2019	\$10,645.75	\$10,673.26	\$19,858.79	\$41,177.80
<b>MORTGAGE HISTORY</b>				
No mortgages were found for this parcel.				
<b>FORECLOSURE HISTORY</b>				
No foreclosures were found for this parcel.				
<b>PROPERTY CHARACTERISTICS: BUILDING</b>				
	Assessor	MLS		
Bedrooms				
Total Bathrooms				
Year Built				
Improvement Sq. Ft				
<b>PROPERTY CHARACTERISTICS: EXTRA FEATURES</b>				
No extra features were found for this parcel.				
<b>PROPERTY CHARACTERISTICS: LOT</b>				
Land Use	Governmental/Public Use General	Lot Dimensions	47X150	
Block/Lot	14/7	Lot Square Feet	6,970	
Latitude/Longitude	40.954151°/-75.975849°	Acreage	0.16	
<b>PROPERTY CHARACTERISTICS: UTILITIES/AREA</b>				
Gas Source		Road Type		
Electric Source		Topography		
Water Source		District Trend		
Sewer Source		Special School District 1	Hazleton S D	
Zoning Code		Special School District 2		
Owner Type				
<b>LEGAL DESCRIPTION</b>				
Subdivision		Plat Book/Page		
Block/Lot	14/7	District/Ward		
Description	102 W Broad St			
<b>FEMA FLOOD ZONES</b>				
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Owner: County of Luzerne  
100 West Broad Street  
Hazleton, PA 18201  
Pin #71-T8SW42-014-006-000 &  
Pin # 71-T8SW42-014-007-000

Nasser Appraisal Services Inc.  
304 North Main Avenue  
Scranton, PA 18504

Property Report for 100 W BROAD ST. cont.

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 above the 500-year flood level.	42079C0630E	11/02/2012

**LISTING ARCHIVE**  
No Listings found for this parcel.

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## Assessment Records- Pin # 71-T8SW42-014-006-000

**MLS Tax Suite**<sup>TM</sup>

Powered by CRS Data

Wednesday, June 04, 2025

**LOCATION**

**Property Address** 106 W Broad St  
Hazleton, PA 18201

**Subdivision**

**County** Luzerne County, PA

**GENERAL PARCEL INFORMATION**

**Parcel ID/Tax ID** 71-T8SW42-014-006

**Alternate Parcel ID** 71-T8SW42-014-006-000

**Account Number**

**District/Ward**

**2020 Census Trct/Blk** 2174/1

**Assessor Roll Year** 2024

**PROPERTY SUMMARY**

**Property Type** Exempt

**Land Use** Governmental/Public Use General

**Improvement Type**

**Square Feet**

**CURRENT OWNER**

**Name** County Of Luzerne

**Mailing Address** 200 N River St  
Wilkes Barre, PA 18711-1004

**SCHOOL INFORMATION**

These are the closest schools to the property

<b>Heights-Terrace Elementary Middle School</b>	0.7 mi
Primary Middle: K to 8	Distance
<b>Hazleton Area High School</b>	1.6 mi
High: 9 to 12	Distance

**SALES HISTORY THROUGH 05/22/2025**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/14/2009		County Of Luzerne				
12/4/2009		The County Of Luzerne	The Alliance To Revitalize Center City H	Quit Claim Deed		3009/246541 5897934

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
Appraisal Year		Assessment Year	
	2024		2024

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 Information Deemed Reliable But Not Guaranteed.

Owner: County of Luzerne  
 100 West Broad Street  
 Hazleton, PA 18201  
 Pin #71-T8SW42-014-006-000 &  
 Pin # 71-T8SW42-014-007-000

Nasser Appraisal Services Inc.  
 304 North Main Avenue  
 Scranton, PA 18504

Property Report for 106 W BROAD ST. cont.

<b>Appraised Land</b>	\$150,000	<b>Assessed Land</b>	\$150,000
<b>Appraised Improvements</b>	\$991,900	<b>Assessed Improvements</b>	\$991,900
<b>Total Tax Appraisal</b>	\$1,141,900	<b>Total Assessment</b>	\$1,141,900
		<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	Tax Exempt

**TAXES**

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2025	\$10,427.83	\$7,255.75	\$15,116.47	\$32,800.05
2024	\$9,305.34	\$7,255.75	\$15,116.47	\$31,677.56
2023	\$7,742.08	\$7,255.75	\$14,168.58	\$29,166.41
2022	\$7,742.08	\$7,045.07	\$13,976.74	\$28,763.89
2021	\$7,742.08	\$7,045.07	\$12,695.53	\$27,482.68
2020	\$6,805.72	\$7,045.07	\$12,695.53	\$26,546.32
2019	\$6,805.72	\$6,823.31	\$12,695.53	\$26,324.56

**MORTGAGE HISTORY**  
 No mortgages were found for this parcel.

**FORECLOSURE HISTORY**  
 No foreclosures were found for this parcel.

**PROPERTY CHARACTERISTICS: BUILDING**

	Assessor	MLS
Bedrooms		
Total Bathrooms		
Year Built		
Improvement Sq. Ft		

**PROPERTY CHARACTERISTICS: EXTRA FEATURES**  
 No extra features were found for this parcel.

**PROPERTY CHARACTERISTICS: LOT**

Land Use	Governmental/Public Use General	Lot Dimensions	86X150
Block/Lot	14/6	Lot Square Feet	13,068
Latitude/Longitude	40.954216°/-75.976076°	Acreege	0.3

**PROPERTY CHARACTERISTICS: UTILITIES/AREA**

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1 Hazleton S D
Zoning Code	Special School District 2
Owner Type	

**LEGAL DESCRIPTION**

Subdivision	Plat Book/Page
Block/Lot	14/6
Description	District/Ward
	114 Broad St

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Owner: County of Luzerne  
100 West Broad Street  
Hazleton, PA 18201  
Pin #71-T8SW42-014-006-000 &  
Pin # 71-T8SW42-014-007-000

Nasser Appraisal Services Inc.  
304 North Main Avenue  
Scranton, PA 18504

Property Report for 106 W BROAD ST. cont.

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 above the 500-year flood level.	42079C0630E	11/02/2012

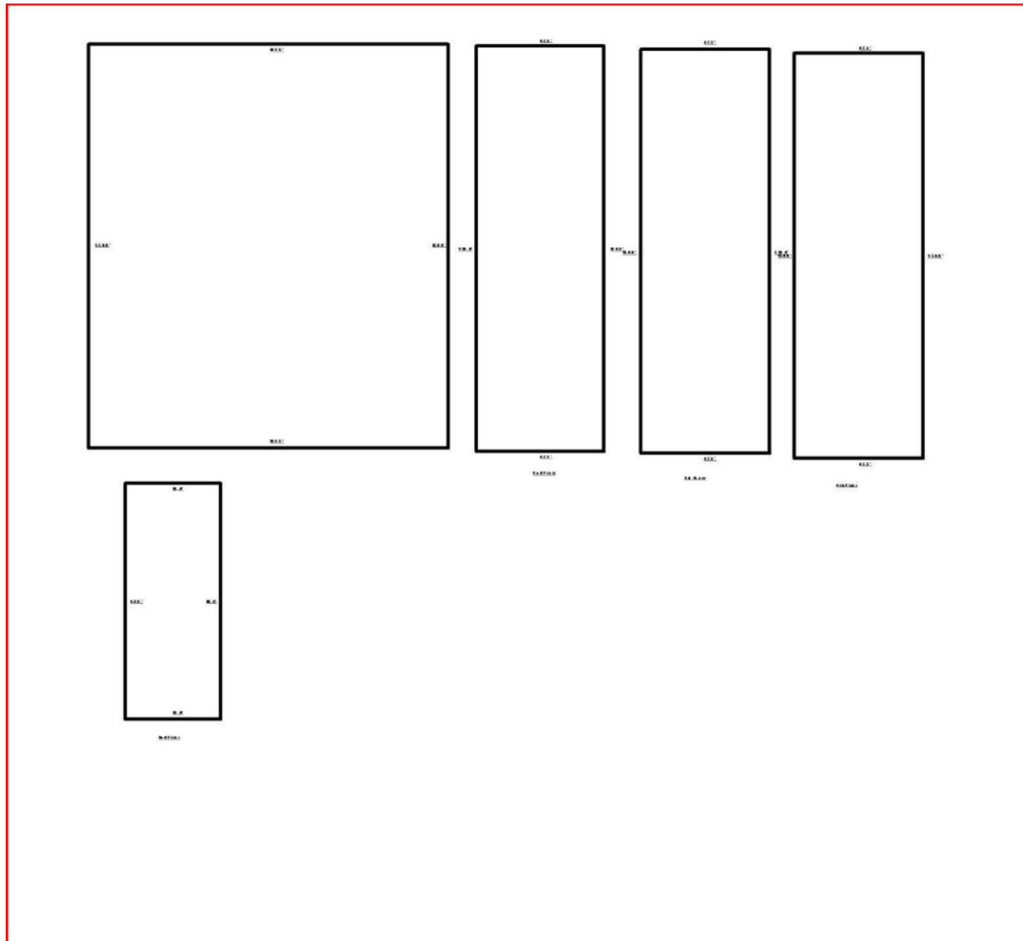
LISTING ARCHIVE

No Listings found for this parcel.

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### Sketch



Summary	Square Ft. Area	Perimeter	Area Calculation Details
<b>Building Area</b>			
Gross Building Area	3,080.0	246.0	Gross Building Area 35.0 x 88.0 = 3,080.0
Gross Building Area	20,025.0	567.0	Total = 3,080.0
Gross Building Area	7,125.0	395.0	Gross Building Area 133.5 x 150.0 = 20,025.0
Gross Building Area	7,125.0	395.0	Total = 20,025.0
Gross Building Area	7,125.0	395.0	Gross Building Area 47.5 x 150.0 = 7,125.0
Total	44,480.0	1,998.0	Total = 7,125.0
			Gross Building Area 47.5 x 150.0 = 7,125.0
			Total = 7,125.0
			Gross Building Area 47.5 x 150.0 = 7,125.0
			Total = 7,125.0

<b>BUILDING SPECIFICATIONS</b>
--------------------------------

<b>BUILDINGS:</b>	2
<b>UNITS:</b>	Thirteen (13) Commercial Units- Mixed Retail/Office Space *Note: The Luzerne County Community College uses approx. 10 units. Total units is around 24+-
<b>ESTIMATED AGE:</b>	Year Built: 1934  EFFECTIVE: 25 Years
<b>WATER:</b>	Public
<b>SEWER:</b>	Public
<b>PARKING:</b>	On Street Parking
<b>CONDITION:</b>	Average
<b>BUILDING SIZE:</b>	Gross building area = 44,480 +/- sqft w/ an additional 20,000sf+- 50% finished basement
<b>FAÇADE:</b>	Brick Entrance: Two (2) Main Front Entrances: Fixed Glass, Aluminum Clad
<b>INTERIOR WALLS &amp; CEILINGS:</b>	Walls: Drywall Ceiling Tiles/Drywall
<b>ROOF:</b>	Flat Rubber Roof; Largest area of roof, scheduled to be replaced in 2 years+-
<b>CEILING HEIGHTS:</b>	8, 9, 10' & 12' Clearance
<b>FLOORING:</b>	Vinyl, WW, Granite
<b>A/C &amp; Heating UNIT</b>	Gas – F >air (Rooftop Units)
<b>WINDOWS:</b>	Fixed-Glass & double hung
<b>BASEMENT:</b>	Full Basement – 50% Finished (3 Rentable Spaces in Basement)
<b>FOUNDATION:</b>	Cinder Block; Stone; Brick
<b>LIGHTING:</b>	Incandescent screw ins; 4' T-8; 8' T-12's
<b>ELECTRICAL:</b>	Three-Phase System Wiring: Conduit 12+ Elec. Meters in the Basement
<b>OUTSIDE LIGHTS:</b>	Yes – Building Mounted Exterior

This property is a 14-unit office and retail building prominently located at the intersection of West Broad Street and Laurel Street, adjacent to a traffic signal. The original section, positioned at the corner, was constructed in 1934, with the subsequent Broad Street Business Exchange addition completed a few years later.

**Left-Side: Broad Street Business Exchange**

This 4-story building is equipped with comprehensive safety features, including sprinklers, two passenger elevators, a freight elevator, and two fire stairwells. It is further secured with smoke detectors, fire alarms, and cameras.

**Right-Side: Hazleton Center**

The Hazleton Center currently does not have a sprinkler system. The ground floor comprises fixed glass aluminum-clad units.

### Basement

The basement is partially finished, with the primary space designated for the building manager. It includes two vacant units and one occupied by a karate studio.

### First Floor

- **Broad Street Business Exchange:** Hosts several businesses, including a coffee shop, DLP Lawyers office, a tag and title business, and San Miguel.
- **Hazleton Center:** Features a Head Start program, Pocono Insurance, and six suites occupied by Luzerne County Community College (LCCC), which include a CPU lab, main office, advising office, and a science lab.
- 

### Second Floor

Entirely occupied by Luzerne County Community College classrooms and several suites.

### Third Floor

Includes one vacant unit, alongside a design company and a law office.

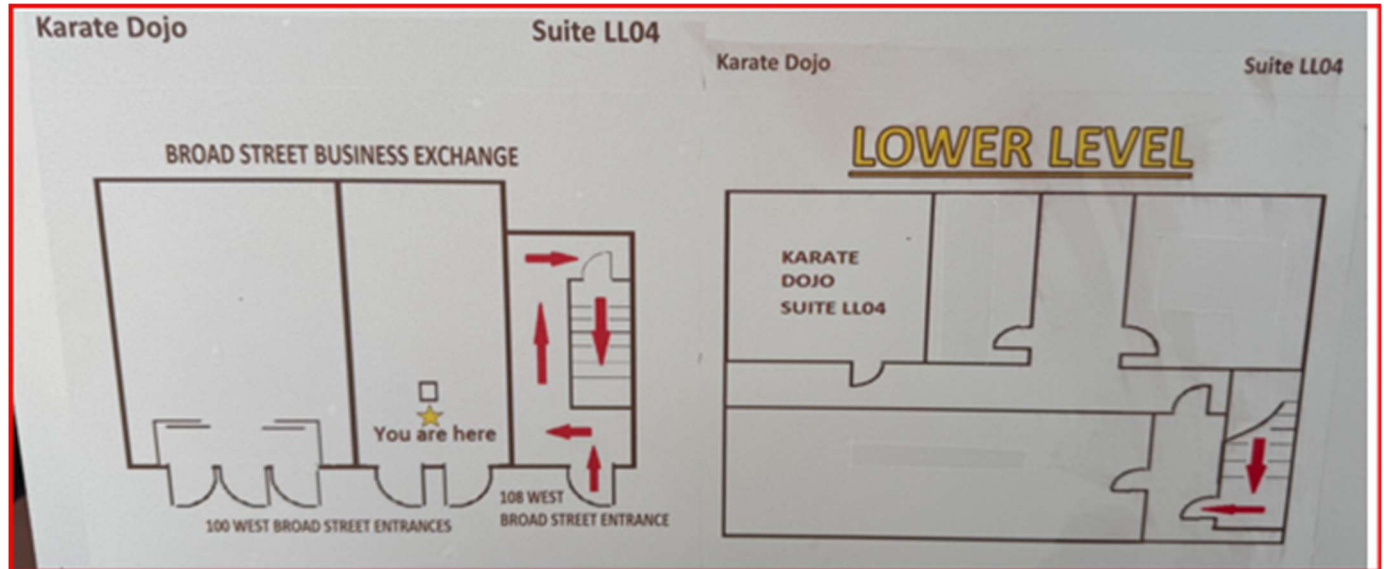
### Fourth Floor

Features one vacancy and multiple classroom suites for Luzerne County Community College.

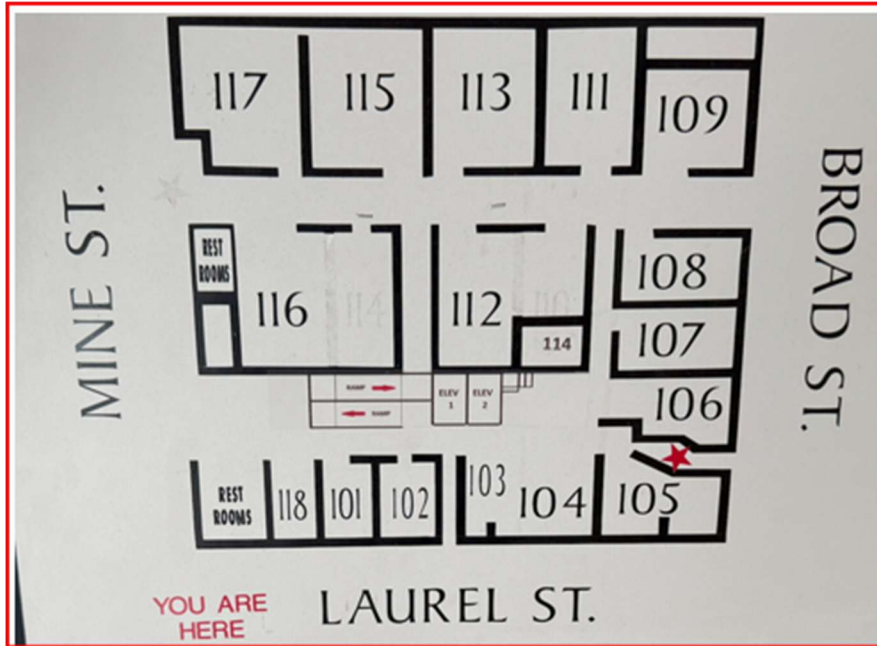
### Utilities

Gas, water, and sewer services are all publicly supplied.

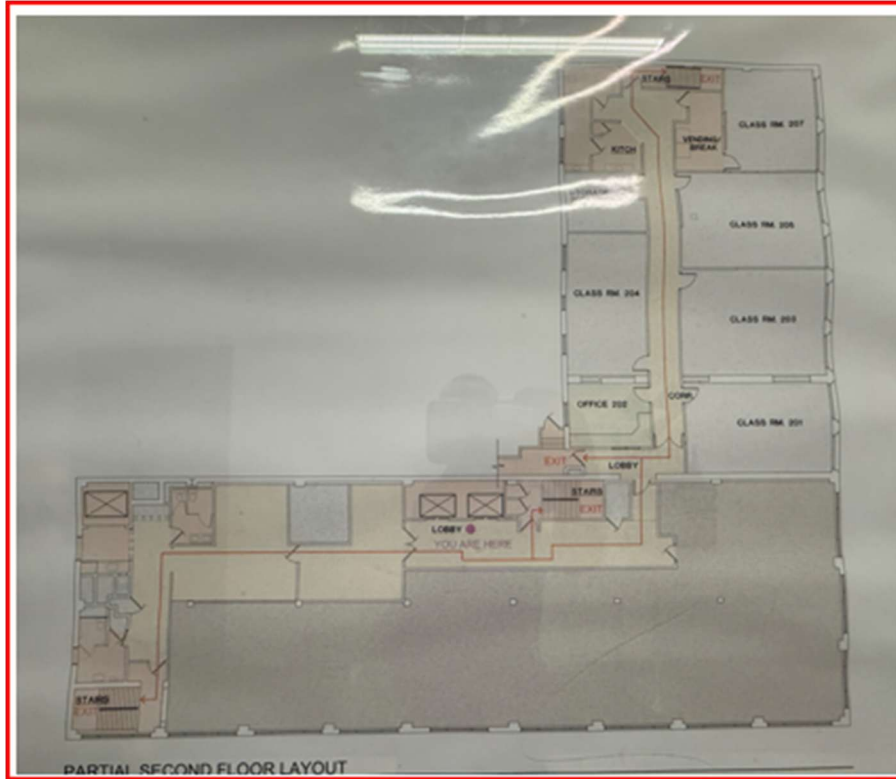
### BASEMENT:



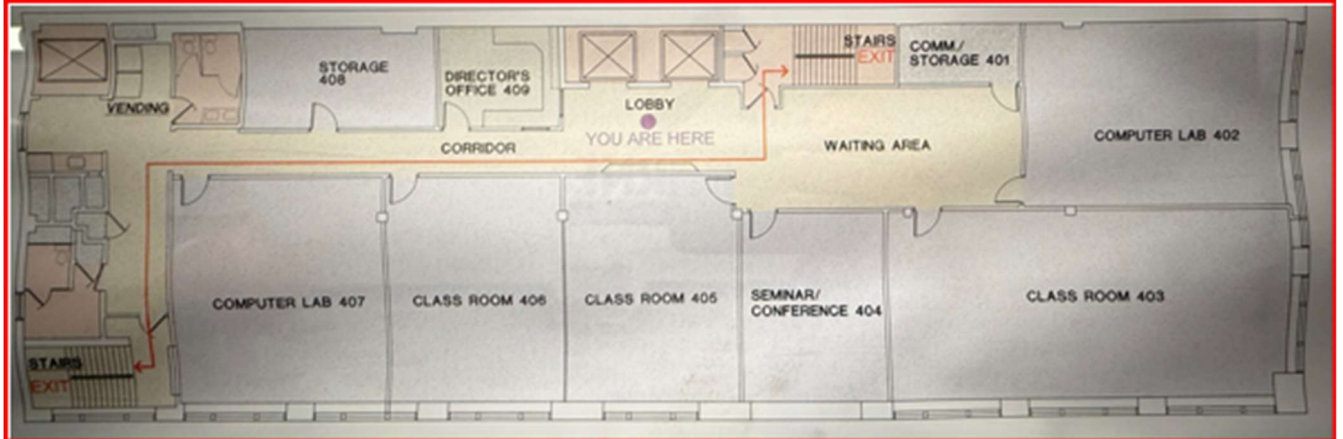
**1<sup>st</sup> Floor:**



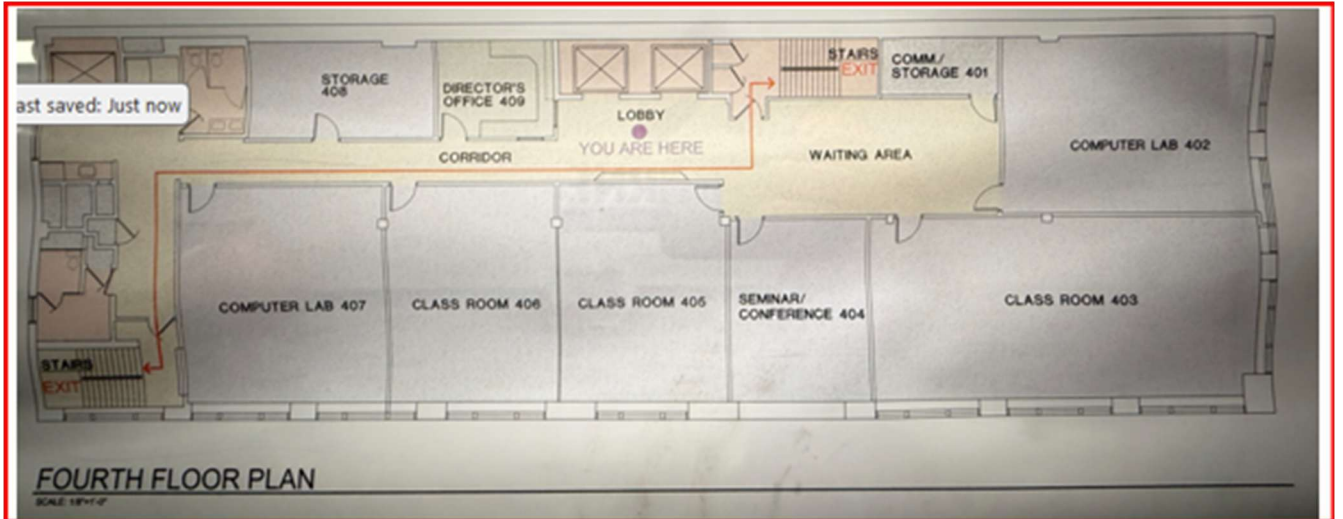
**2<sup>nd</sup> Floor:**



**3<sup>rd</sup> Floor:**



**4<sup>th</sup> Floor:**



## ***METHOD OF PROCEDURE***

Having determined that the Highest and Best Use of the subject property is at its present use, we proceeded with our analysis. This included a review of the market and an assessment of the potential demand for similar properties. Finally, we estimated the Market Value of the subject property using the applicable approaches to value.

**The Valuation Process** - The valuation process is a systematic approach that identifies the appraisal problem, analyzes a property's characteristics, and generally engages three common valuation methods to form an opinion of market value.

The steps in the valuation process include:

- Identification of the problem
- Scope of work determination
- Data Collection and Property Description
- Data Analysis
- Site Value Opinion
- Application of the Approaches to Value
- Reconciliation of Value indicators and final Opinion of Value

### **Report of Defined Value**

There are three generally accepted approaches to value in the appraisal of real property. These are summarized as follows.

The **Income Approach** consists of estimating the potential annual gross income using actual or market-derived rentals. Deducted from this amount, to arrive at a projected net income, are projected vacancy, annual expenses, and an estimated reserve for replacement. The resulting net income is capitalized into value.

The **Sales Comparison Approach** consists of analyzing the sale of comparable properties within the immediate area and/or in similar locations by a comparison of their respective similarities and differences. A judgment is then made as to the value of the subject property, based upon the adjusted values.

The **Cost Approach** consists of estimating the cost new of building improvements, deducting depreciation from all sources, and adding the value of the land and lot improvements. It is often the most difficult approach to apply to existing buildings because of the problem encountered in accurately estimating depreciation.

All three approaches were considered. The Cost Approach to Value was not developed.

19 The Appraisal of Real Estate 13th Edition, Pages 129 and 131 Appraisal Institute

## COST APPROACH

The cost approach was considered inapplicable to this appraisal assignment, due to the fact it does not lend itself well to buildings of this age and condition. The method of procedure for this approach is based off the development of a credible estimate of a property's accrued depreciation, thus this appraiser felt that due to the subject's age and present condition any conclusion estimates developed could be considered subjective without the results of a full building inspection, roof inspection & inspections of all mechanical systems, such as heating, plumbing and electrical by a licensed professional qualified in that trade to make such an extraordinary estimate. Also, investors do not usually consider this approach when purchasing a property for investment purposes.

## SALES COMPARISON APPROACH

The Sales Comparison Approach consists of comparing the subject property's characteristics with those of comparable properties which have recently sold in similar transactions within the subject property's marketplace.

This approach to value is based upon the principle of substitution, which in summary implies that a prudent investor will not pay more for a property than an equally desirable property.

After analyzing the available comparable sales and selecting those considered most comparable, appropriate adjustments were made to the sale price of each. It was felt by this appraiser that there were enough similarities found in the comparable sales chosen to supply sufficient data to document, support, and justify utilizing the value arrived at by the sales comparison approach. This approach to value was deemed a contributing factor & given much of the weight in the valuation process and was deemed the most credible approach to value in this appraisal.

### THE OPINION OF MARKET VALUE

#### ESTIMATED BY THE SALES COMPARISON APPROACH

After considering adjustments on the comparables selected for time, financing, highest & best use, location, land size, building size, utility, condition of interior of structure, zoning, flood zone, etc.,

an adjusted value of **\$47.00 per sqft** was developed for the subject property therefore

**\$47.00 per sqft x 44,480 sqft= \$2,090,560 Rounded to \$2,100,000**

**\*\*TWO MILLION ONE HUNDRED THOUSAND DOLLARS**

**\*\*2,100,000**

#### Supporting Sales Comparison & Income Approach Documentation

On the pages that follow are presented various reports and calculations that document our Sales Comparison analysis for the subject property. Also, on the pages that follow are presented various reports and calculations that document our analysis of the income for the subject property, as well as a discussion of the pertinent factors and mathematical techniques that were employed.

# COMPARABLE SALES

## COMPARABLE SALE ONE



Address:	64-90 E Union Street, Wilkes-Barre, PA 18701
Property Type:	Commercial
Construction Style:	Brick
Age of Structures:	1900's +/-
Condition of Structure:	Good
Gross Structures Area:	87,460 sq ft
# Of Stories:	2
Zoning:	Commercial
Land Size:	2.51 +/- Acres
Parking:	250 +/- on site parking
Location:	Good- Similar
Utility	Public
Sale Date:	06/07/2024
Sale Price:	\$4,500,000
Sale Price Per Sqft:	\$51.45
Source:	Flexmls#24-1385, Tax & Assessment Records

## COMPARABLE SALE TWO



Address:	370 Maplewood Drive, Hazle Twp, PA 18202
Property Type:	Commercial
Construction Style:	Block
Age of Structures:	1900's +/-
Condition of Structure:	Good
Gross Structures Area:	31,400 sq ft
# Of Stories:	1
Zoning:	Industrial
Land Size:	5.00 +/- Acres
Parking:	254 +/- on site parking
Location:	Good- Similar
Utility	Public
Sale Date:	01/26/2023
Sale Price:	\$2,250,000
Sale Price Per Sqft:	\$71.66
Source:	Flexmls#18-4979, Tax & Assessment Records

### COMPARABLE SALE THREE



Address:	334-352 Adams Avenue, Scranton, PA 18503
Property Type:	Mixed-Use
Construction Style:	Stone
Age of Structures:	1900's +/-
Condition of Structure:	Good
Gross Structures Area:	24,710 sq ft
# Of Stories:	2
Zoning:	Commercial
Land Size:	0.62 +/- Acres
Parking:	18 +/- on site parking
Location:	Good- Similar
Utility	Public
Sale Date:	12/29/2022
Sale Price:	\$1,787,250
Sale Price Per Sqft:	\$72.33
Source:	Flexmls#22-5448, Tax & Assessment Records

## COMPARABLE SALE FOUR



Address:	16 E Union Street, Wilkes-Barre, PA 18702
Property Type:	Apartments
Construction Style:	Stucco
Age of Structures:	1900's +/-
Condition of Structure:	Good
Gross Structures Area:	48,383 sq ft
# Of Stories:	5+-
Zoning:	Commercial
Land Size:	.43+/- Acres
Parking:	On Street Parking
Location:	Good- Similar
Utility	Public
Sale Date:	06/14/2024
Sale Price:	\$2,650,000
Sale Price Per Sqft:	\$54.77
Source:	Flexmls#24-2814, Tax & Assessment Records

## COMPARABLE SALE FIVE



Address:	507 Linden Street Scranton, PA 18503
Property Type:	Commercial
Construction Style:	Stone
Age of Structures:	100 +/- Yrs.
Condition of Structure:	Average
Gross Structures Area:	51,192 sqft
# Of Stories:	8
Zoning:	Commercial
Parking:	38 +- Parking Spaces on Site
Land Size:	.53 +/- Acres
Location:	Very Good
Sale Date:	03/30/2022
Sale Price:	\$2,600,000
Sale Price Per Sqft:	\$50.78
Source:	LoopNet; Tax & Assessment Records

**PRIOR SALES/TRANSFERS OF COMPARABLES**

COMPARABLE #	DATE OF PRIOR SALE	SALES PRICE	MLS #
Comp #1	10/22/2019	\$1,330,000	18-6320
Comp #2	N/A		
Comp #3	N/A		
Comp # 4	N/A		
Comp # 5	N/A		

No prior sales in the last year.

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
\$Per Unit	\$51	\$71	\$72	\$54	\$50
Property Rights	0%	0%	0%	0%	0%
Condition of Sale	0%	0%	0%	0%	0%
Time	0%	0%	0%	0%	0%
Net Adjments %	0%	0%	0%	0%	0%
Adj \$Per sqft	\$51	\$71	\$72	\$54	\$50
Location	-10%	0%	-15%	-10%	-15%
Condition/Age	0%	0%	0%	0%	20%
Square Footage	30%	-5%	-7%	0%	3%
Flood Zone	0%	0%	0%	0%	0%
Land Size	-10%	-20%	0%	0%	0%
Parking	-20%	-20%	-4%	0%	-7%
Zoning	0%	0%	0%	0%	0%
Utility	0%	0%	0%	0%	0%
Net Adjments %	-10%	-45%	-26%	-10%	1%
Adj Sale Price \$-Per sqft	\$46	\$39	\$53	\$49	\$51

Note: After a thorough investigation of market data which is representative of the subject property’s regional marketplace & analyzing the comparable sales chosen it was felt by this appraiser that **Comparable Sales 1, 4 & 5** were the most similar sales in comparison with the subject property. A weighted average of all 5 sales were used to determine the \$ per sqft of the subject property. **Adjusted Sales Price for The Subject Property is \$47.00 per sqft.**

**Adjustments Analysis**

An adjustment was implemented to account for the location of Comparable 1, 3,4 & 5 considering factors such as traffic levels compared to the subject property. This adjustment recognizes that properties with increased exposure to traffic often carry higher market values due to enhanced visibility and accessibility, influencing their overall worth within the appraisal assessment.

Comparables 1,2, 3 & 5 require an adjustment to reflect the difference in gross square footage compared to the subject property. This adjustment ensures a fair comparison in the appraisal report, considering the variation in property size among the comparables.

An adjustment was made to account for the differences in land size between the subject property and Comparables 1 and 2, each of which has a larger land area than the subject. The additional land associated with these comparables enhances their overall value and potential for development, necessitating an adjustment for the subject property to accurately reflect this difference in property size.

An adjustment has been made to account for the parking differences between the subject property which has on street parking, and Comparables 1, 2, 3 & 5 which offer off street parking availability. Additional on-site parking is generally considered a more desirable feature as it offers convenience and security, potentially enhancing a property's market value. This adjustment reflects the added value of the subject property's dedicated parking spaces compared to the comparables.

### Location Map



## INCOME APPROACH

The Income Approach considers the return on Investment and is similar to the method that investors typically use to make their investment decisions. It is most directly applicable to income producing property because the expectation of income is the primary motivating factor for the purchase of real estate. Other important considerations are leverage, tax advantages through depreciation, and pride of ownership. In addition, the investor also benefits from equity build-up due to mortgage loan amortization and potential increases in value.

The Income Approach consists of first estimating the probable annual gross income, based upon actual leases or market rentals. From this amount is deducted an allowance for vacancy and rent loss, based upon the property's historical operating experience and/or future projections. Next, all expenses attributable to the real estate are deducted. Also deducted, when appropriate, is a Reserve for Replacement of short-lived components that would normally be replaced during the investment holding period. The resulting net income is then converted into value by capitalization.

This approach to value was used and deemed a contributing factor in the valuation process and was blended with the Sales Comparison Approach.

### FINAL VALUE BY THE INCOME APPROACH

The subject's projected annual income and expenses over the holding period of our analysis and the assumptions above were used to calculate the present value of the annual cash flows by the Discounted Cash Flow Method. An indicated value of **\$1,869,877** was calculated. This value has been **rounded to \$1,870,000**. On the pages that follow are presented various reports and calculations that document our analysis of the income for the subject property. Also included is a discussion of the pertinent factors and mathematical techniques that were employed.

**FINAL VALUE BY THE INCOME APPROACH**  
**ONE MILLION EIGHT HUNDRED SEVENTY THOUSAND DOLLARS**  
**\$1,870,000.00**

**On the pages that follow are presented various reports and calculations that document our analysis of the income for the subject property. Also included is a discussion of the pertinent factors and mathematical techniques that were employed.**

To verify that the subject's projected rental rate is at fair market value and to arrive at a projected gross income, we made an examination of the rentals of other similar buildings in the market area. We evaluated the area's rental environment, market orientation, and comparable rental facilities. Our investigation was limited to properties that were similar in style and/or age and had tenant appeal similar to that of the subject property.

**AFTER REVIEWING THE MARKET RENTS, THE APPRAISER FELT THAT USING THE ACTUAL RENTS IN THE INCOME APPROACH WAS THE MOST APPROPRIATE FOR VALUATION PURPOSES.**

INCOME MONTH	YEAR	Monthly rent
TENANT	SPACE #	
	304	Space is vacant per Tom as of 01/2025
	storage	Space is vacant per Tom as of 01/2025
BELT LAW-	303	\$595.00
BOTANICA	105	\$540.00
C.E.O.	LL 11/13	\$1,675.00
DLP ATTORNEYS-	102/103	\$812.00
DAMASO GUZMAN KARATE -	LL15	\$400.00
CAFÉ LIMA -NEW - HAIDEE NIVAR	104	\$435.00
L.C.C.C. -	VARIOUS	\$20,008.39
L.W. POCONO INSURANCE	101/118	\$679.00
PRECISION DESIGN	STUDIO 302	\$250.00
Carlos Mejia-Miracle Real Estate LLC	301	Vacant as of 5/01/2025
Latin Multiservices	106	\$685.00

This appraiser researched and analyzed comparable *Commercial Spaces* currently offered for rent See Comps below:

**Comparable Commercial Rental One**

Address:	Suite 4 Route 940, Hazle Twp, PA 18202
Property Type:	Commercial
Status:	Closed
Rent per month	Commercial Building: \$1,100 Per Month 1,225 sqft/\$10.77 sqft
Lease Types:	Year-Year; Flex MLS #23-33

**Comparable Commercial Rental Two**

Address:	647 Rt 93, Conyngham, PA 18219
Property Type:	Commercial
Status:	Closed
Rent per Sqft	Commercial Building: \$950 Per Month 1,145 sq ft./\$9.95 sqft
Lease Types:	Year-Year; Flex MLS #24-4265

**Comparable Commercial Rental Three**

Address:	16 E Union Street, Wilkes-Barre, PA 18705
Property Type:	Commercial
Status:	Closed
Rent per month	\$1,000 Per Month 1,278 sq ft./\$9.38/sqft
Lease Types:	Year-Year; Flex MLS #24-3498

## Subject 'Current' Income Data

### Market Rents

Commercial = 10 Units @ \$26,079.39/month = \$312,952.68/annually

Vacant Spaces = 3 Units @ \$1,785/month (\$595 pe unit) = \$21,420/annually

Potential Gross Income	
Annualized Income (Rent Roll):	\$333,948
Potential Gross Income:	\$333,948

Effective Gross Income	
Potential Gross Income:	\$333,948
Less Vacancy:	-5% \$16,697
Effective Gross Income:	\$317,251

Operating Expenses	
Real Estate Taxes	\$84,107.04
Property Insurance	\$17,000
General Repairs & Maintenance	\$25,000
Utilities/Elevator	\$65,000
Gross Expenses:	\$191,107

Effective Gross Income	
Effective Gross Income:	\$317,251
Less Operating Expenses:	\$191,107
Net Operating Expenses:	\$126,144

Net Operating Income	
Net Operating Income:	\$126,144

### Gross Income Estimate - \$333,948

To verify that the subject's projected rentals are at market and to arrive at a projected gross income, we made an examination of the rentals of other similar buildings in the market area. We evaluated the area's rental environment, market orientation, and comparable rental facilities. Our investigation was limited to properties that were similar in style and/or age and had tenant appeal similar to that of the subject property.

It is our determination, after reviewing the general market and studying competitive facilities, that the current rentals are at market. Based upon current rentals, potential gross

income for the first year of our analysis, before an allowance for vacancy and rent loss, amounts to \$333,948.

**Vacancy and Rent Loss - \$16,697**

Even when a building is fully occupied as of the date of the appraisal, it is prudent to anticipate some rent loss over the projection period in order to estimate "stabilized" occupancy. Based upon our analysis of the current rental market and the historical rent loss of the subject, a "stabilized" frictional vacancy rate for the subject property is projected at 5.00% of gross income, or \$16,697.

**Effective Gross Income - \$317,251**

Deducting the stabilized vacancy and rent loss of \$16,697 leaves an Effective Gross Income of \$317,251.

**Stabilized Market Income Schedule**

REFERENCE NO: 100WestBroad  
 PROPERTY: LuzerneCounty  
 ANALYSIS DATE: 6/10/2025

Income Item	Gross Units	Income Per Year	Income Per Unit
3 Vacant Spaces	3	21,000	7,000.00
Belt law	1	7,140	7,140.00
Botanica	1	6,480	6,480.00
C.E.O.	1	20,100	20,100.00
DLP	1	9,744	9,744.00
Damaso Karate	1	4,800	4,800.00
Cafe Lima	1	5,220	5,220.00
L.C.C.C.	1	240,096	240,096
LW Pocono	1	8,148	8,148.00
Precision Design	1	3,000	3,000.00
Latin Multi	1	8,220	8,220.00
Total Units	13		
Total Income		\$333,948	
Vacancy/Credit Loss		<u>-16,697</u>	
Effective Gross Income		\$317,251	

**Estimate of Expenses - \$191,107**

To arrive at a projected Stabilized Net Income, it is necessary to deduct those expenses that are typical and recurring for the subject property. These are expenses paid for by the owner and relate directly to the operation of the real estate. The expenses used in this income analysis

were determined after reviewing expenses of the subject property in prior years and comparing the subject's reported expenses with those of other similar properties. Industry ratios and historical expense patterns for similar property types were also considered.

After considering all of the above, a projection of expenses was made. Stabilized expenses for the subject property were estimated at \$191,107.

In our analysis of expenses, we found that certain items fell either above or below what is considered normal for a property of this type. This is not unusual because individual line item expenses vary, depending upon such factors as region, economy, uniqueness of the property, etc. Also, each owner allocates line item expenses differently, which accounts for variances when comparing certain line items in this income analysis to those reported.

**Projected Net Income - \$126,144**

Deducting the total estimated stabilized expenses from Effective Gross Income of \$317,251 leaves a Net Income for the subject property of \$126,144.

**Stabilized Market Income Statement**

REFERENCE NO: 100WestBroad  
 PROPERTY: LuzerneCounty  
 ANALYSIS DATE: 6/10/2025

	Amount	% of Gross
<b><u>Gross Income</u></b>		
Total Income	\$333,948	100.00%
Vacancy / Credit Loss	-16,697	-5.00%
Effective Gross Income	\$317,251	95.00%
<b><u>Fixed</u></b>		
Real Estate Taxes	84,107	25.19%
<b><u>Operating</u></b>		
Insurance	17,000	5.09%
General Repair/Maintenance	25,000	7.49%
Utilities/Elevator Maintenance	65,000	19.46%
 Total Expenses	 \$191,107	 57.23%
 NET INCOME	 \$126,144	 37.77%

**CAPITALIZATION**

Stable Net Income Divided by Capitalization Rate = Value		
\$126,144	0.067461	\$1,869,877

## Capitalization of Net Income

Capitalization is the process of converting into present value (or obtaining the present worth of) a series of anticipated future periodic installments of net income. It is the procedure of expressing such anticipated future benefits of ownership in dollars and processing them into a present worth at a rate that is attracting purchase capital to competitive investments.

The types of capitalization are Yield Capitalization and Direct Capitalization.<sup>1</sup>

### Yield Capitalization

This method of capitalization uses the discounting procedure to convert future benefits to present value on the premise of a required level of profit or rate of return on invested capital.

### Direct Capitalization

This method is used to convert an estimate of a single year's income expectancy into an indication of value in one direct step.

The Direct Capitalization method, using a rate abstracted from the market was not used because there was insufficient income and expense data available for the known comparable sales. Detailed income and expense histories are vital to abstracting a capitalization rate that is reliable.

We have chosen a yield capitalization method in our analysis of income. Two generally accepted methods of yield capitalization are the **Mortgage Equity Technique** and the **Discounted Cash Flow Method**. In all methods of yield capitalization, the future benefits that will be derived from a property are discounted to their present worth to estimate a "present value". The benefits typically considered consist of periodic net income, the growth in periodic net income, the equity build-up through mortgage loan amortization, and the reversion of the sales proceeds in excess of the mortgage loan balance and other costs at the end of the term. The rate at which these cash flows and reversion are discounted to a present value is designated by various analogous terms. Among them are the Equity Yield Rate, the Internal Rate of Return (IRR) and the Discount Rate. IRR is considered by many financial analysts to be the most comprehensive measure of financial benefits that will be received by the investor during the period of ownership.

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<sup>1</sup> The Appraisal of Real Estate, American Institute of Real Estate Appraisers, 10th. Edition, Chicago, Il., pg 341-342

### **Mortgage Equity Technique**

A capitalization rate was developed using the Advanced Mortgage Equity Technique. This is an accepted technique when net income is projected to be stable, beginning in the first year of the analysis. In this method, individual components of the capitalization rate are mathematically derived and an overall rate capitalization rate is calculated. This rate is then applied to stable net income to determine the value.

In order to develop the capitalization rate using the Advanced Mortgage Equity Technique, the following projections were made:

Projected Holding Period	10 years
Loan Ratio	70.00%
Loan Term	25 years
Investor Equity Portion	30.00%
Required Investor Yield	6.12%
Growth Rate in Value per year	1.00%
Growth Rate in Income per year	1.00%
Soft Costs in addition to Equity	5.00%
Selling Expenses in Terminal Year	6.00%

### **Final Value by the Income Approach**

A capitalization rate of 6.75% was developed using the projections above. Applying this rate to the subject property's Stabilized Net Income of \$126,144 indicates a value by the Advanced Mortgage Equity Technique of \$1,869,877 ( $\$126,144 / 6.75\%$ ).

### **Final Value by the Income Approach**

*Owner: County of Luzerne*  
100 West Broad Street  
Hazleton, PA 18201  
Pin #71-T8SW42-014-006-000 &  
Pin # 71-T8SW42-014-007-000

Nasser Appraisal Services Inc.  
304 North Main Avenue  
Scranton, PA 18504

## **Supporting Income Documentation**

On the pages that follow are presented various reports and calculations that document our analysis of the income for the subject property. Also included is a discussion of the pertinent factors and mathematical techniques that were employed.

### Stabilized Market Income Statement

REFERENCE NO: 100WestBroad  
 PROPERTY: LuzerneCounty  
 ANALYSIS DATE: 6/10/2025

	Amount	% of Gross
<b><u>Gross Income</u></b>		
Total Income	\$333,948	100.00%
Vacancy / Credit Loss	-16,697	-5.00%
Effective Gross Income	\$317,251	95.00%
<b><u>Fixed</u></b>		
Real Estate Taxes	84,107	25.19%
<b><u>Operating</u></b>		
Insurance	17,000	5.09%
General Repair/Maintenance	25,000	7.49%
Utilities/Elevator Maintenance	65,000	19.46%
 Total Expenses	 \$191,107	 57.23%
 NET INCOME	 \$126,144	 37.77%

#### CAPITALIZATION

Stable Net Income Divided by Capitalization Rate = Value  


\$126,144	0.067461	\$1,869,877
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#### **CAPITALIZATION**

Stabilized Net Income divided by Capitalization Rate = Value  
 \$126,144 divided by 6.75% = \$1,869,877

### Advanced Mortgage Equity Calculation

REFERENCE NO: 100WestBroad  
 PROPERTY: LuzerneCounty  
 ANALYSIS DATE: 6/10/2025

#### Input Variables

Projected Holding Period	10 Years
Loan Ratio 1	70.00%
Interest Rate	6.98%
Loan Term	25 Years
Investor Equity Portion	30.00%
Required Investor Yield (IRR)	6.116%
Growth Rate in Value per Year	1.000%
Growth Rate in Net Income per Year	1.000%
Soft Costs in Addition to Equity	5.000%
Selling Expenses: Terminal Year	6.000%

#### CALCULATION

Loan 1 x Constant (.70000 x 0.084660)	0.0592623
Equity x Required Yield (.30000 x 0.061157)	<u>0.0183471</u>
	0.0776094
LESS Credit for Equity Build-up	
RATIO x %PAID OFF x SINKING FUND	
Loan 1 70.00      0.2141      0.075457	-
	<u>0.0113091</u>
	BASIC RATE 0.0663003
ADD Amortization of Soft Costs (5.00 x 0.13661)	<u>0.0068307</u>
	0.0731310
LESS Appreciation Factor	-
	0.0028934
LESS Income Growth Factor	-
	<u>0.0027767</u>
CAP RATE AT STABLE OPERATION	0.0674609
<b>OVERALL RATE - ROUNDED TO</b>	<b>6.75%</b>

## **Discounted Cash Flow Method**

To check the accuracy of the mathematical calculations applied in the Advanced Mortgage Equity Technique, we performed a discounted cash flow analysis, using the same assumptions and variables. Our Discounted Cash Flow Method begins by selecting a "target" IRR. Then the present value of the cash flows is calculated. Several iterations of the calculations are performed until the IRR is found that will equate the present value of the cash flows with the value that was calculated using the Mortgage Equity Technique. There is only one IRR that will produce this result.

Since both the Discounted Cash Method and the Mortgage Equity Technique are methods of "yield capitalization", both utilize the same assumptions as to holding period, mortgage interest rates, income growth rates, etc. Therefore, the Required IRR that was used in the Mortgage Equity Technique and the IRR that is calculated using the Discounted Cash Flow Method should be identical, if calculated properly. Moreover, because each method is independently calculated, one serves to check the other. The results of our discounted cash flow analysis are presented on the following page. They indicate that the mathematical calculations applied in the Mortgage Equity Technique are correct.

### Discounted Cash Flow Methodology

Because we have assumed that the typical investor in the subject property would finance the property at the best prevailing mortgage terms, we discounted the cash flows rather than the net incomes during the projection period. This method recognizes that the typical investor would be most concerned with the "yield" on equity, based upon the annual cash flows; that is, actual cash available after all expenses and debt service. The present value of these total cash flows is equal to the total investment, including closing costs.

Using the subject property as an example, the present value of the discounted cash flows of the equity portion of the investment is \$654,457, which is equal to the sum of the cash equity of \$560,963 and closing costs of \$93,494. Therefore, if we divide the present value of the investment - \$654,457 by the percentage of the equity 35.00% (Cash Equity = 30.00% and Soft Costs = 5.00%), the result is the present value of the property, \$1,869,877 ( $\$654,457/35.00\%$ ).

**Projected Cash Flow Analysis**

REFERENCE NO: 100WestBroad  
 PROPERTY: LuzerneCounty  
 ANALYSIS DATE: 6/10/2025

Indicated Value	\$1,869,877
Less Loans 70.00%	<u>1,308,914</u>
Equity	560,963
Soft Costs: 5.00%	<u>93,494</u>
Total Investment	\$654,457

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	06-2025	06-2026	06-2027	06-2028	06-2029	06-2030	06-2031	06-2032	06-2033	06-2034
<b><u>Cash Flows</u></b>										
Total Income	333,948	337,287	340,660	344,067	347,508	350,983	354,492	358,037	361,618	365,234
Vac / Credit Loss	<u>-16,697</u>	<u>-16,864</u>	<u>-17,033</u>	<u>-17,203</u>	<u>-17,375</u>	<u>-17,549</u>	<u>-17,725</u>	<u>-17,902</u>	<u>-18,081</u>	<u>-18,262</u>
Effective Gross	317,251	320,423	323,627	326,864	330,132	333,434	336,768	340,136	343,537	346,972
Total Expenses	<u>191,107</u>	<u>193,018</u>	<u>194,948</u>	<u>196,898</u>	<u>198,867</u>	<u>200,855</u>	<u>202,864</u>	<u>204,893</u>	<u>206,942</u>	<u>209,011</u>
Net Income	126,144	127,405	128,679	129,966	131,266	132,578	133,904	135,243	136,595	137,961
Interest Expense	<u>-90,728</u>	<u>-89,280</u>	<u>-87,728</u>	<u>-86,064</u>	<u>-84,280</u>	<u>-82,368</u>	<u>-80,317</u>	<u>-78,119</u>	<u>-75,763</u>	<u>-73,236</u>
Loan Amortization	<u>-20,086</u>	<u>-21,533</u>	<u>-23,085</u>	<u>-24,749</u>	<u>-26,533</u>	<u>-28,446</u>	<u>-30,496</u>	<u>-32,694</u>	<u>-35,051</u>	<u>-37,577</u>
Cash Flow	15,330	16,592	17,866	19,153	20,452	21,765	23,091	24,430	25,782	27,148
Cash on Cash Yield	2.34%	2.54%	2.73%	2.93%	3.13%	3.33%	3.53%	3.73%	3.94%	4.15%
Debt Coverage Ratio	1.14	1.15	1.16	1.17	1.18	1.20	1.21	1.22	1.23	1.24

**Reversion - Proceeds of Sale at the end of 10 Years**

Future Sale	\$2,065,507
Sale Costs: 6.00%	<u>-123,930</u>
Less Loans	<u>1,028,663</u>
Reversion	\$912,914

**Internal Rate of Return: 10 Year Holding Period**

Initial Investment	<u>-654,457</u>									
Cash Flow	15,330	16,592	17,866	19,153	20,452	21,765	23,091	24,430	25,782	27,148
Reversion										912,914
INTERNAL RATE OF RETURN	6.116%									

**Present Value of Cash Flows using a Discount Rate of 6.116%**

Cash Flow	15,330	16,592	17,866	19,153	20,452	21,765	23,091	24,430	25,782	27,148
Reversion										<u>912,914</u>
Present Value										940,062
Discount Factor	<u>0.942368</u>	<u>0.888057</u>	<u>0.836876</u>	<u>0.788645</u>	<u>0.743193</u>	<u>0.700361</u>	<u>0.659998</u>	<u>0.621961</u>	<u>0.586116</u>	<u>0.552336</u>
Present Value	14,447	14,734	14,951	15,105	15,200	15,243	15,240	15,194	15,111	519,230

P V of CASH FLOWS \$654,456 approximates Initial Investment of \$654,457, based upon a value of \$1,869,877

## Net Present Value Analysis

As a final proof of the calculations performed in both the Mortgage Equity Technique and the Discounted Cash Flow Method, we performed a Net Present Value analysis of the cash flows, using the same Required IRR of 6.12% and Holding Period of 10 years. The net present value of the cash flows, i.e. the Present Value of the cash flows less Initial Cash Investment, is near zero. This verifies that the calculations used in the other methods are correct.

### Proof of Yield on Equity

REFERENCE NO: 100WestBroad  
 PROPERTY: LuzerneCounty  
 ANALYSIS DATE: 6/10/2025

		Required Rate of Return	6.116%
		Holding Period	10 Years
<b>Original Equity</b>	Ratio	Value	
Equity	0.30000	\$1,869,877	\$560,963
Soft Costs	0.05000	\$1,869,877	<u>93,494</u>
		Initial Cash Investment	\$654,457
<b>Terminal Equity</b>		Resale Value	\$2,065,507
		Loan Balance	-1,028,663
		Sale Expenses	-123,930
		Net Reversion	\$912,914
<b>PROOF</b>			
Year	Cash Flow	Present Value Factor @ 6.116%	Present Value
1	15,330.33	0.9423676	14,446.81
2	16,591.77	0.8880568	14,734.43
3	17,865.83	0.8368759	14,951.48
4	19,152.59	0.7886448	15,104.59
5	20,452.28	0.7431933	15,200.00
6	21,764.92	0.7003613	15,243.31
7	23,090.69	0.6599978	15,239.81
8	24,429.73	0.6219606	15,194.33
9	25,782.16	0.5861155	15,111.32
10	27,148.14	0.5523363	14,994.90
Net Reversion	912,913.63	0.5523363	<u>504,235.30</u>
		Present Value of Cash Flows	654,456.29
		Initial Cash Investment	-654,456.81
		Net Present Value	-0.52

## Yield Analysis

To examine the effect upon value of different Internal Rates of Return, we selected a range of yield rates above and below the Internal Rate of Return of 6.12% that was used to calculate the final estimate of value by the Income Approach of \$1,869,877. Applying the same mathematical analysis, but using this selected range of Internal Rates of Return, the results are presented below.

### Yield Range Analysis

REFERENCE NO: 100WestBroad  
 PROPERTY: LuzerneCounty  
 ANALYSIS DATE: 6/10/2025

#### Input Variables

Projected Holding Period	10 Years
Loan Ratio 1	70.00%
Interest Rate	6.98%
Loan Term	25 Years
Investor Equity Portion	30.00%
Yield Range Analyzed (IRR)	3.116% to 9.116%
Growth Rate in Value per Year	1.000%
Growth Rate in Net Income per Year	1.000%
Soft Costs in Addition to Equity	5.000%
Selling Expenses: Terminal Year	6.000%

Selected IRR	Indicated Value	Required Equity	D.C.R.
3.12%	2,262,900	792,015	.94
3.62%	2,185,959	765,085	.97
4.12%	2,114,215	739,975	1.01
4.62%	2,047,151	716,503	1.04
5.12%	1,984,325	694,514	1.07
5.62%	1,925,347	673,872	1.11
<b>6.12%</b>	<b>1,869,877</b>	<b>654,457</b>	<b>1.14</b>
6.62%	1,817,605	636,162	1.17
7.12%	1,768,260	618,891	1.20
7.62%	1,721,605	602,562	1.24
8.12%	1,677,428	587,100	1.27
8.62%	1,635,533	572,436	1.30
9.12%	1,595,748	558,512	1.33

## Debt Coverage Ratio

The Debt Coverage Ratio is often considered by lenders when underwriting a loan secured by an income producing property. The formula for the DCR is:

$$\text{Net Income} / \text{Annual Debt Service} = \text{Debt Coverage Ratio}$$

Based upon a stabilized net income of \$126,144 and an annualized loan payment that is based upon a Loan to Value Ratio of 70.00% of value, the indicated DCR for the first year of our analysis is 1.14.

**ANALYSIS OF THE THREE APPROACHES TO VALUE & RECONCILIATION**

Reconciliation is the final step in the valuation process. It correlates the values obtained from all of the approaches. Each approach used is rated as to its relative significance and dependability. The greatest consideration is placed upon that approach that is most relevant to the property being appraised. The criteria used for choosing the most applicable approach are the "appropriateness, accuracy, and quantity and quality of evidence"<sup>1</sup> available for each approach. From this analysis, a final value is chosen that reflects the appraiser's best judgment of the Market Value.

<b>THE INCOME APPROACH INDICATED;</b>	
Opinion Of Market Value - =	<b>\$1,870,000</b>
The Income Approach Is Most Directly Applicable to An Income Producing Property Via Rental/Lease, Because the Expectation of Income Is the Primary Motivating Factor for The Purchase of Real Estate. The Subject Property's Highest & Best Use Is Its Present Use as a Continuance of present use as a <b>13 Commercial Units- Mixed Retail/Office Space</b> .	
<i>Note: The Income Approach was given less weight in the valuation process, due to the actual rents being slightly below market.</i>	
<b>THE SALES COMPARISON APPROACH INDICATED;</b>	
Opinion Of 'Current' Market Value - =	<b>*\$2,100,000</b>
After Analyzing the Available Comparable Sales and Selecting Those Considered Most Comparable, Appropriate Adjustments Were Made to The Sale Price of Each. It Was Felt by This Appraiser That There Were Enough Similarities Found in The Comparable Sales Chosen to Supply Sufficient Data to Document, Support and Justify Utilizing the Value Arrived at By the Sales Comparison Approach. This Approach to Value Was Deemed Applicable in This Appraisal & Given All the Weight in The Valuation Process.	
<b>THE COST APPROACH INDICATED;</b>	
Opinion Of Market Value =	<b>N/A</b>
The Cost Approach was considered inapplicable this appraisal assignment, due to the fact it does not lend itself well to older buildings. Cost approach is cost based analysis and deprecation for a building this old is entirely too subjective for quality value results.	

After reconciling the values and conclusions derived from the applicable approaches, it is this appraiser's opinion that the sales comparison approach to value was the most credible approach to value in the valuation process. The Opinion of Market Value of the subject property, as of the effective date of **June 3<sup>rd</sup>, 2025, is \$2,100,000.**

**The Opinion Of 'Current' Market Value =\*\$2,100,000**

All sources of data that was used in the above approaches is cited in the respective approach's analysis and it is assumed the information obtained from these sources is both credible an accurate, although this appraiser makes no statement as to its accuracy.

Supporting documentation for this appraisal assignment is retained in the appraiser's file at office.

***Photos- Exterior***

Front



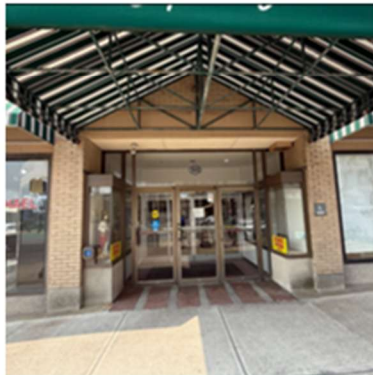
Front



Front



Front



Side



Side



Side



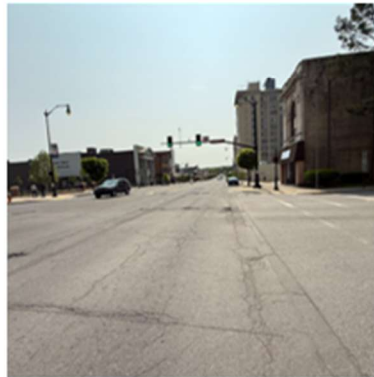
Side



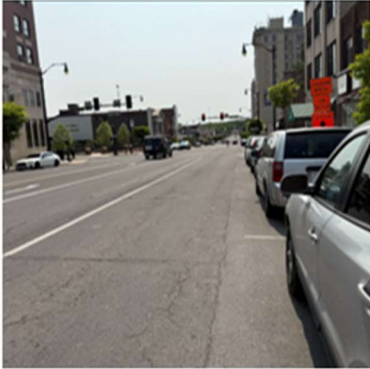
Street



Street



Street



Street



Rail Road Tracks



Flat Roof Top



Flat Roof Top



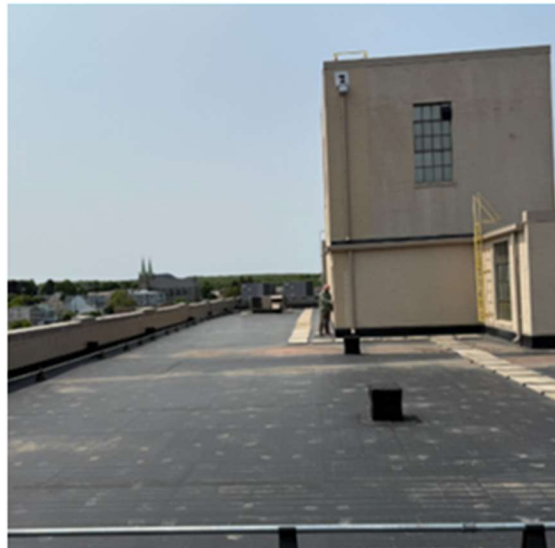
Roof Top-HVAC Unit



Roof Top-HVAC Unit



Roof Top-HVAC Unit



Roof Top-HVAC Unit



Roof Top- Street View



Roof Top- Street View



### Photos- Interior

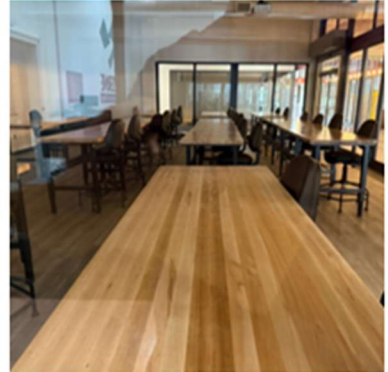
Entrance



Lobby



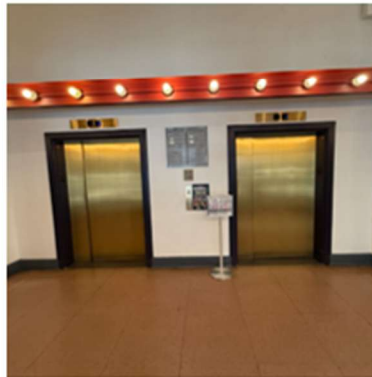
Sitting Area



Service Desk



Two Otis Elevators



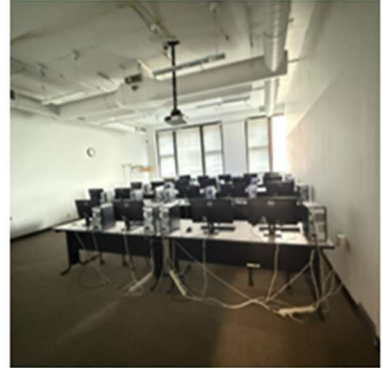
## Luzerne County Community College Entrance



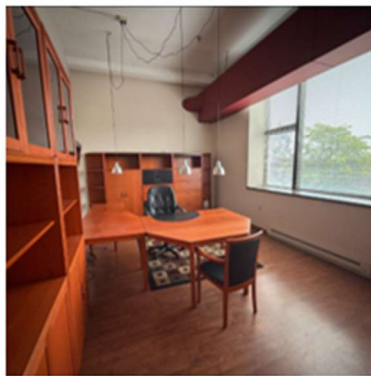
## Learning Center



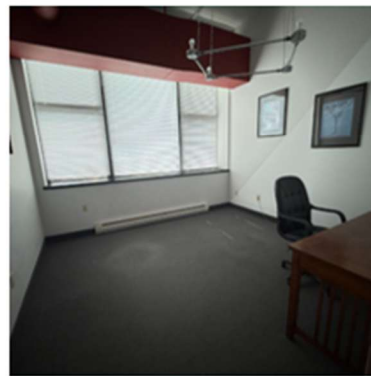
## Computer Lab



## Office



## Office



Office



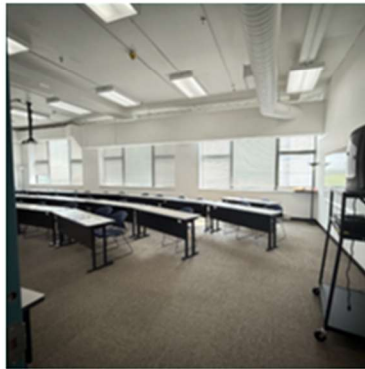
Conference Room



Classroom



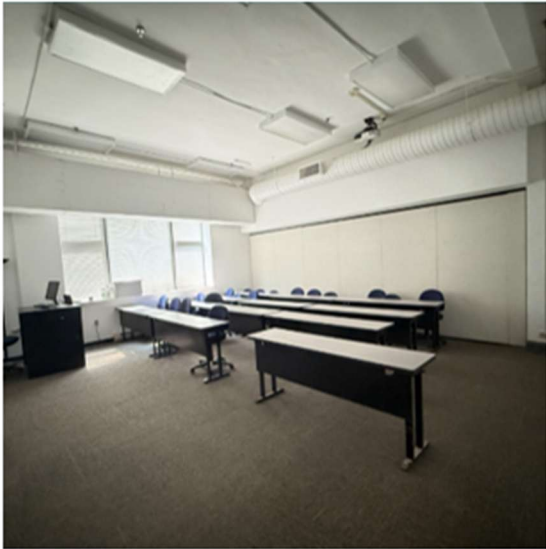
Classroom



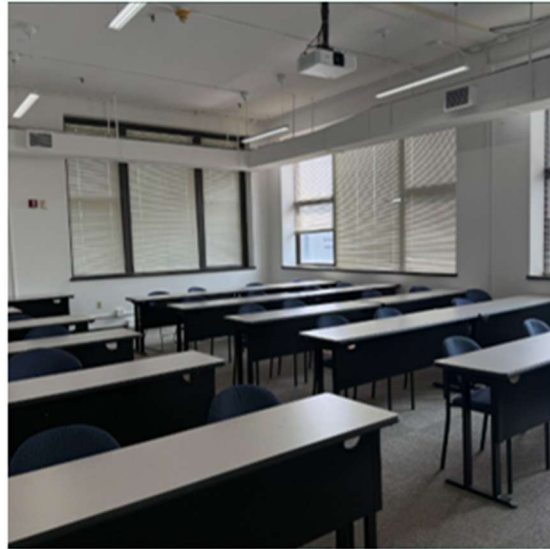
Classroom



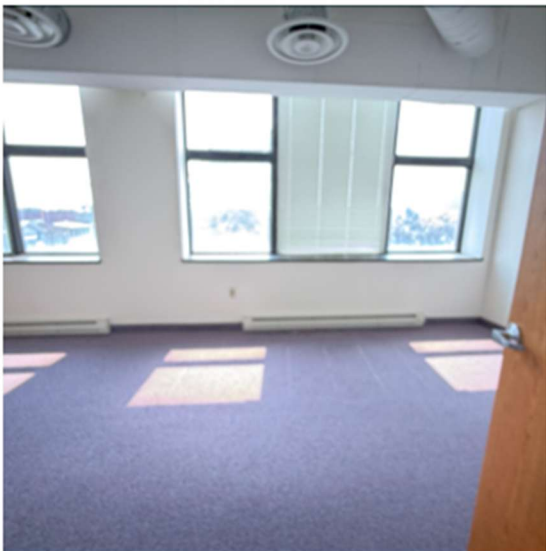
Classroom



Classroom



Classroom



Classroom



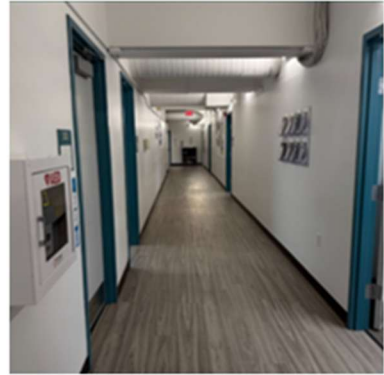
Kitchenette



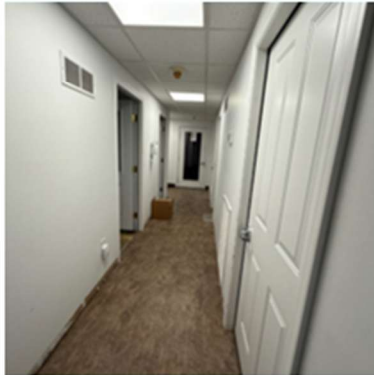
Kitchenette



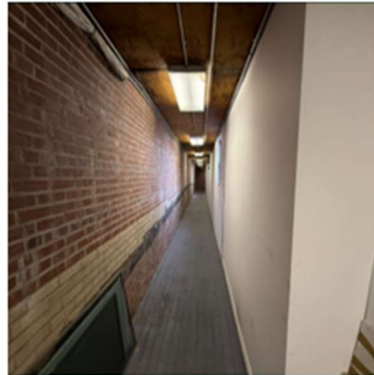
Hallway



Hallway



Hallway



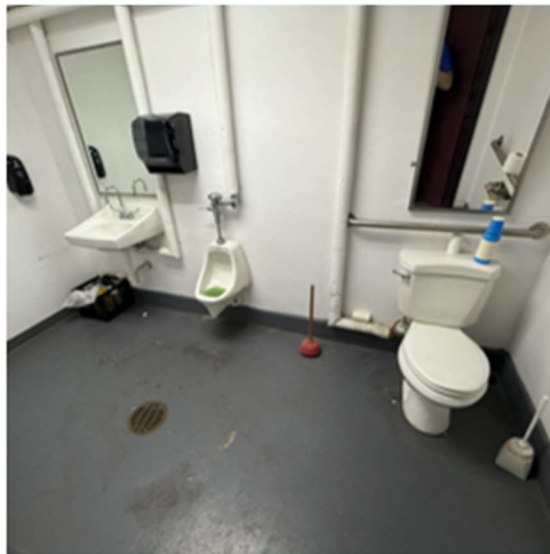
## Otis Elevator Sign- Capacity 2700 lbs.



## Bathroom



## Bathroom



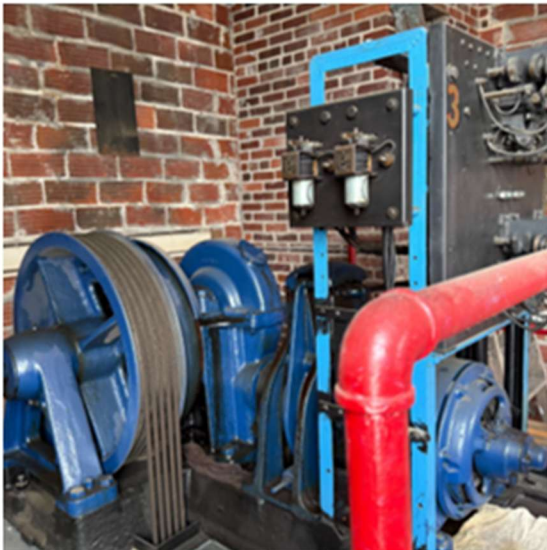
## Basement Storage



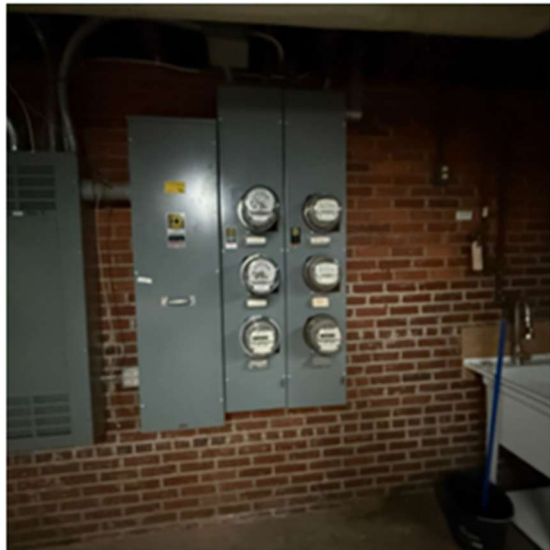
## Boiler/Furnaces



## Mechanical Room



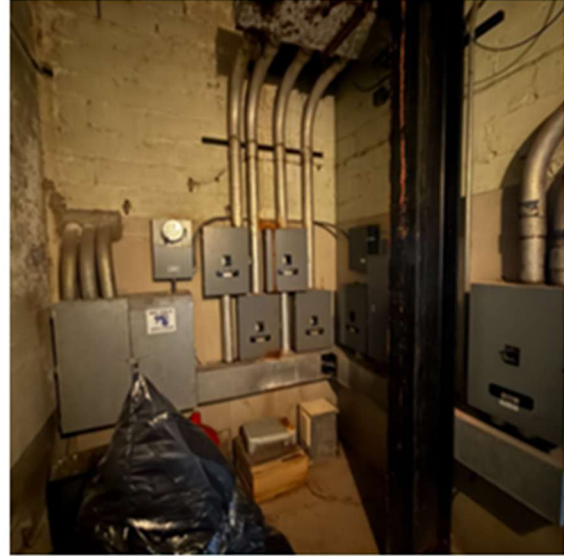
## Electrical Panel



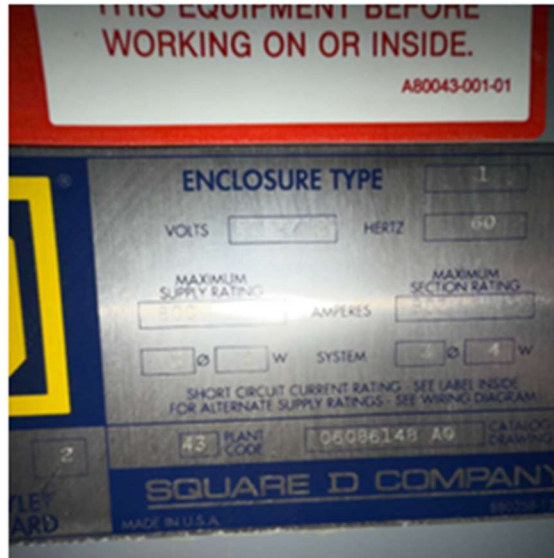
## Electrical Panel



## Electrical Panels/Conduit Connections



## Square D Company Label- Electrical Specifications



## Engagement Letter

Melanie,

Please see my responses below.

Let me know if you need anything else.

Thank you,  
Michele Sparich

Michele Sparich  
Luzerne County Grants Writer  
20 North Pennsylvania Avenue  
Wilkes-Barre, PA  
570-830-5112

Good Afternoon Michele,

At your convenience, kindly send me the following regarding the appraisal:

- To whom the appraisal/invoice should be addressed

Luzerne County  
Attn: Michele Sparich, Grants Writer  
200 North River Street  
Wilkes-Barre, PA 18711

- The address of the property

100 West Broad Street, Hazleton, PA

- A contact for access

[Thomas.Kundrat@luzernecounty.org](mailto:Thomas.Kundrat@luzernecounty.org) and [Nicholas.Vough@luzernecounty.org](mailto:Nicholas.Vough@luzernecounty.org)

- Email address(es) that the completed report should be sent to

[Michele.Sparich@luzernecounty.org](mailto:Michele.Sparich@luzernecounty.org)

[Nicholas.Vough@luzernecounty.org](mailto:Nicholas.Vough@luzernecounty.org)

[Romilda.Crocamo@luzernecounty.org](mailto:Romilda.Crocamo@luzernecounty.org)

[Mary.Roselle@luzernecounty.org](mailto:Mary.Roselle@luzernecounty.org)

[Harry.Skene@luzernecounty.org](mailto:Harry.Skene@luzernecounty.org)

- Any documents you may have on the property including the pin #, deed etc.

There are two PINs for the Broad Street Exchange. They are:

- 71-T8SW42-014-006-000
- 71-T8SW42-014-007-000

Deed is attached.

Owner: County of Luzerne  
100 West Broad Street  
Hazleton, PA 18201  
Pin #71-T8SW42-014-006-000 &  
Pin # 71-T8SW42-014-007-000

Nasser Appraisal Services Inc.  
304 North Main Avenue  
Scranton, PA 18504

Dear Mary Ann  
Luzerne County Purchasing

As per our phone conversation the quote for the above mentioned, Broad Street Exchange Building is \$1500, with a 2-3 week turn.  
As the county knows we have appraised in this area for in excess of 50 years, and our qualifications are extensive.

Sincerely,

James Nasser, SRA,CRA,AACA,ASA,MBA State Certified General/Commercial Appraiser

mn/jkn

Nasser Real Estate & Appraisals, Inc.  
304 N Main Ave  
Scranton, PA 18504  
570-342-4115

## Deed

### THIS INDENTURE

MADE THIS 4<sup>th</sup> day of December, in the year Two Thousand Nine (2009)

### BETWEEN

THE ALLIANCE TO REVITALIZE CENTER CITY HAZLETON, INC., a Pennsylvania non-profit corporation with office and principal place of business in Hazleton, Luzerne County, Pennsylvania,

"GRANTOR"

### AND

THE COUNTY OF LUZERNE, a public body of the Commonwealth of Pennsylvania, with office and place of business at Luzerne County Court House, Wilkes-Barre, Pennsylvania,

"GRANTEE"

WITNESSETH, that in consideration of ONE (\$1.00) DOLLAR in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors and assigns,

### PARCEL I:

#### Premises "A"

ALL that certain lot or piece of ground situate on the South side of West Broad Street in the City of Hazleton, County of Luzerne and State of Pennsylvania, being lot marked Number Four (4) in Square No. 23 in the plan of the said City, bounded and described as follows:

BEGINNING at a point, one hundred (100) feet Westward from the Southwest corner of Broad and Laurel Streets; thence Westwardly a distance of Thirty-three and one-third (33 1/3) feet to Lot No. Five (5) containing in front on said Broad Street, thirty-three (33) feet four (4) inches and extending of that breadth in depth Southward one hundred and fifty (150) feet to Mine Street.

Coal and other minerals reserved as per deed of prior grantors.

#### Premises "B"

ALL that certain lot or piece of ground situate on the South side of West Broad Street between Laurel and Church Streets, in the City of Hazleton, County of Luzerne and State of

REC Book 3009 Page 246541

Pennsylvania, being lot marked Number Three (3) in Square No. 23 of said City, bounded and described as follows, to wit:

**BEGINNING** at a point at a distance of sixty-six (66) feet, eight (8) inches from the Southwest corner of Broad and Laurel Streets in the said City of Hazleton, PA; thence extending Westwardly along the South side of Broad Street from said point a distance of thirty-three (33) feet four (4) inches to a point in the Eastern line of Lot No. 4 of Square No. 23; thence extending Southwardly from said point along the Eastern line of said Lot No. 4 a distance of one hundred fifty (150) feet to a point in the Northern side of Mine Street; thence along the Northern side of Mine Street from said point Eastwardly a distance of thirty-three (33) feet four (4) inches to a point in the Western Line of Lot No. 2 of Square No. 23; thence extending Northwardly from said point on Mine Street along the Western line of Lot No. 2, a distance of one hundred fifty (150) feet to a point in the South side of Broad Street, being the place of **BEGINNING**.

110-112 West Broad Street

Premises "C"

**ALL** that certain lot or piece of ground situate in the City of Hazleton, County of Luzerne and State of Pennsylvania, being the Westerly nineteen (19) feet four (4) inches of Lot No. 2 of Square No. 23 on the plan of said City of Hazleton, bounded and described as follows, to wit:

**BEGINNING** at a point on the South side of West Broad Street, a distance of forty-seven (47) feet four (4) inches Westward from the Southwest corner of Broad and Laurel Streets, thence extending Westwardly along said Broad Street for a distance of nineteen (19) feet four (4) inches to a point in the Easterly line of Lot No. 3 of said Square; thence extending Southwardly along the Easterly line of Lot No. 3 for a distance of one hundred fifty (150) feet to Mine Street; thence extending Eastwardly along said Mine Street for a distance of nineteen (19) feet four (4) inches to a point; thence extending Northwardly at right angles to said Mine Street, for a distance of one hundred fifty (150) feet to a point, the place of **BEGINNING**.

THE PROPERTY IDENTIFICATION NUMBER FOR THE ABOVE DESCRIBED PARCELS IS **T8SW42 B014 L006**

**BEING** the same premises ("A", "B" and "C" above) conveyed to the Grantor herein by Deed of Leonard F. Cerullo dated September 22, 1994 and recorded in the Recorder of Deeds Office in and for Luzerne County on September 27, 1994 at Deed Book 2505, Page 988.

**TOGETHER** with all rights, privileges, and easements and

**UNDER AND SUBJECT** to all exceptions, conditions, easements and restrictions, and reservations as set forth in prior deeds in the chain of title.

REC Book 3009 Page 246542

**PARCEL II:**

**ALL** that certain lot, piece or parcel of ground situate on the south side of West Broad Street in the City of Hazleton, Luzerne County, Pennsylvania, being all of Lot No. One (1) and the easterly portion of Lot No. Two (2) of Square No. Twenty-three (23) on the plot or plan of said City, bounded and described as follows, to wit:

**BEGINNING** at a point at the southwest corner of Broad and Laurel Streets;

**THENCE** extending westwardly along said Broad Street for a distance of forty-seven feet four inches (47'4") to a point;

**THENCE** extending southwardly of that width or breadth in length or depth for a distance of one hundred fifty (150) feet to Mine Street.

**IMPROVED** with a commercial building.

**BEING** the same premises conveyed to the Grantor herein by Deed of William A. Deisroth, et al dated November 9, 1994 and recorded in the Recorder of Deeds Office in and for Luzerne County on December 22, 1994 at Deed Book 2514, Page 612.

**TOGETHER WITH AND UNDER AND SUBJECT** to all rights, privileges, benefits, easements, obligations, conditions, restrictions, reservations, terms and provisions as contained in former deeds in the chain of title.

THE PROPERTY IDENTIFICATION NUMBER FOR THE ABOVE DESCRIBED  
PARCEL IS: T8SW42 014 007

**THIS CONVEYANCE IS A TRANSFER FROM A MORTGAGOR TO A MORTGAGEE IN LIEU OF FORECLOSURE AND IS THEREFORE EXEMPT FROM THE PAYMENT OF PENNSYLVANIA REALTY TRANSFER TAX. It is the intention of the parties that this deed will not discharge the existing mortgages and accompanying bonds of the Luzerne County Office of Community Development.**

**THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.**

**AND** the said Grantor does hereby **SPECIALLY** warrant the property hereby conveyed.


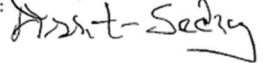
REC Book 3009 Page 246543

IN WITNESS WHEREOF, the said Grantor has hereunto set the hand and seal of the corporation the day and year first above written.

**Signed, Sealed and Delivered  
in the Presence of:**

  
\_\_\_\_\_

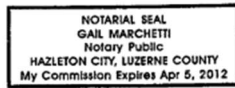
**THE ALLIANCE TO REVITALIZE  
CENTER CITY HAZLETON, INC.**

BY:   
Title: 

COMMONWEALTH OF PENNSYLVANIA :  
:SS.  
COUNTY OF LUZERNE :

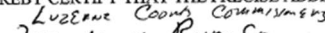
On this, the 4th day of December, 2009, before me, a Notary Public, the undersigned officer personally appeared, Louis Danzico, who acknowledged himself to be the Assistant Secretary of The Alliance to Revitalize Center City Hazleton, Inc. and that he as such Assistant Secretary being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of The Alliance to Revitalize Center City Hazleton, Inc. by himself as Assistant Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

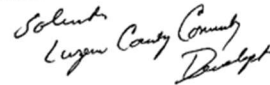


  
NOTARY PUBLIC

I HEREBY CERTIFY THAT THE PRECISE ADDRESS OF THE GRANTEE HEREIN IS:

  
200 North River St  
Wilkes Barre Pa.  
18711

  
Agent for Grantee

  
Solicitor  
Luzerne County  
Hazleton

REC Book 3009 Page 246544

Owner: County of Luzerne  
 100 West Broad Street  
 Hazleton, PA 18201  
 Pin #71-T8SW42-014-006-000 &  
 Pin # 71-T8SW42-014-007-000

Nasser Appraisal Services Inc.  
 304 North Main Avenue  
 Scranton, PA 18504

COMMONWEALTH OF PENNSYLVANIA :  
 :  
 COUNTY OF LUZERNE :SS.  
 :

RECORDED in the Office for Recording of Deeds in and for Luzerne County in Record Book  
 \_\_\_\_\_, Page \_\_\_\_\_.

WITNESS my hand and seal of Office this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
 Recorder

CERTIFICATE OF IDENTIFICATION NUMBER  
 MUNICIPALITY Hazleton City  
 PIN # T8SW42 BLOCK 14 LOT 67  
 TRANSFER  DIVISION SP  
 DATE 12-07-09

REC Book 3009 Page 246545



I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Luzerne County, Pennsylvania.

*James Red O'Brien*  
 JAMES RED O'BRIEN  
 RECORDER OF DEEDS


RECORDER OF DEEDS  
 LUZERNE COUNTY  
 PENNSYLVANIA  
 INSTRUMENT NUMBER  
 5897934  
 RECORDED ON  
 Dec 14, 2009  
 10:49:03 AM  
 BOOK: REC/3009  
 PAGE: 246541  
 Total Fees: 6

PA MERT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$22.50
LUZERNE COUNTY RECORDING FEE	\$17.50
LUZERNE COUNTY ARCHIVES FEE	\$2.00
LUZERNE RECORDER'S ARCHIVES FEE	\$3.00
LUZERNE COUNTY HOUSING TRUST FUND	\$13.00
TOTAL PAID	\$59.50
INV: 599779	

Owner: County of Luzerne  
 100 West Broad Street  
 Hazleton, PA 18201  
 Pin #71-T8SW42-014-006-000 &  
 Pin # 71-T8SW42-014-007-000

Nasser Appraisal Services Inc.  
 304 North Main Avenue  
 Scranton, PA 18504

REV-103 EX (11-04)



COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF REVENUE  
 BUREAU OF INDIVIDUAL TAXES  
 PO BOX 280903  
 HARRISBURG, PA 17108-0603

### REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

**RECORDER'S USE ONLY**

State Tax Paid 0

Book Number 3009

Page Number 246541

Date Recorded 12-14-09

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name: Joseph R. Ferdinand, Esquire Telephone Number: (570) 454-5575

Street Address: 67 North Church Street City: Hazleton State: PA Zip Code: 18201

**B. TRANSFER DATA**

Grantor(s)/Lessor(s): Alliance to Revitalize Center Date of Acceptance of Document: \_\_\_\_\_

City: Hazleton, Inc. Grantee(s)/Lessee(s): County of Luzerne

Street Address: 102-114 W. Broad Street Street Address: 200 North River Street

City: Hazleton State: PA Zip Code: 18201 City: Wilkes-Barre State: PA Zip Code: 18711

**C. PROPERTY LOCATION**

Street Address: 102-114 West Broad Street City/Township, Borough: Hazleton

County: Luzerne School District: Hazleton Area Tax Parcel Number: T8SW42 014 006 & T8SW42 014 007

**D. VALUATION DATA**

1. Actual Cash Consideration <u>1.00</u>	2. Other Consideration <u>+ .00</u>	3. Total Consideration <u>= 1.00</u>
4. County Assessed Value <u>2,928,100.00</u>	5. Common Level Ratio Factor <u>X 1%</u>	6. Fair Market Value <u>= 2,928,100.00</u>

**E. EXEMPTION DATA**

1a. Amount of Exemption Claimed: entire 1b. Percentage of Interest Conveyed: 100%

**2. Check Appropriate Box Below for Exemption Claimed**

Will or intestate succession (Name of Decedent) \_\_\_\_\_ (Estate File Number) \_\_\_\_\_

Transfer to Industrial Development Agency.

Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)

Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 2015, Page Number 10688

Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)

Statutory corporate consolidation, merger or division. (Attach copy of articles.)

Other (Please explain exemption claimed, if other than listed above.) 72 P.S. Section 8102-C.3.(16) transfer by a mortgagor to the holder of a bona fide mortgage in default in lieu of foreclosure


Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: J. Ferdinand Date: 12-4-09

**FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.**

\*As amended by subsequent allonges thereto recorded in Mortgage Book 2235, Page 261, MB 2590 Page 357, and MB 2599 Page 357.

**E & O**

 <span style="float: right;"><b>Travelers 1st Choice+<sup>®</sup></b></span>	
<b>REAL ESTATE SERVICES PROFESSIONAL LIABILITY COVERAGE                  DECLARATIONS</b>	
<small>POLICY NO. 108047893</small>	
<b>Travelers Casualty and Surety Company of America</b> <b>Hartford, Connecticut</b> (A Stock Insurance Company, herein called the Company)	
<p><b>Important note: This is a claims-made policy. To be covered, a claim must be first made against an insured during the policy period or any applicable extended reporting period.</b>  <b>The limit of liability available to pay settlements or judgments will be reduced by defense expenses. The deductible applies to defense expenses.</b></p>	
<small>This policy is composed of the Declarations, the Professional Liability Coverage, the Professional Liability Terms and Conditions, and any endorsements attached thereto.</small>	
<b>ITEM 1</b>	<b>NAMED INSURED:</b> NASSER REAL ESTATE & APPRAISALS, INC DBA:  Principal Address: 304 N MAIN AVE SCRANTON, PA 18504-1718
<b>ITEM 2</b>	<b>POLICY PERIOD:</b> Inception Date: June 2, 2025                      Expiration Date: June 2, 2026 12:01 A.M. standard time both dates at the Principal Address stated in ITEM 1.
<b>ITEM 3</b>	ALL NOTICES PURSUANT TO THE POLICY MUST BE SENT TO THE COMPANY BY EMAIL, FACSIMILE, OR MAIL AS SET FORTH BELOW:  Email: BS1claims@travelers.com Fax: 1-888-460-6622 Mail: Travelers Bond & Specialty Insurance Claim P.O. Box 2989 Hartford, CT 06104-2989  Overnight Mail: Travelers Bond & Specialty Insurance Claim One Tower Square, MN06 Hartford, CT 06183  For questions related to claim reporting or handling, please call 1-800-842-8496.
<b>ITEM 4</b>	COVERAGE INCLUDED AS OF THE INCEPTION DATE IN ITEM 2:  Real Estate Services Professional Liability Coverage
<small>RPL-1000 Ed. 11-08 Printed in U.S.A. <span style="float: right;">Page 1 of 3</span>                  ©2008 The Travelers Companies, Inc. All Rights Reserved</small>	

<b>ITEM 5</b>	<p><b>PROFESSIONAL LIABILITY COVERAGE LIMITS</b></p> <p>Professional Services and Network and Information Security Offenses</p> <p>Coverage Limits:                               \$2,000,000 for each <b>Claim</b>; not to exceed \$2,000,000 for all <b>Claims</b></p> <p>Deductible:                                        <b>\$2,500 each Claim</b>            <b>N/A all Claims</b></p> <p>Retroactive Date: January 1, 1950</p> <p>Knowledge Date: June 2, 2024</p>												
<b>ITEM 6</b>	<p><b>ADDITIONAL BENEFITS LIMITS:</b></p> <p>Crisis Event Expenses Limits:                <b>\$10,000 for each Crisis Event</b>            <b>\$30,000 for all Crisis Events</b></p> <p>Disciplinary or Regulatory Proceeding Expenses Limits:                                <b>\$25,000 for each Disciplinary or Regulatory Proceeding</b>            <b>\$50,000 for all Disciplinary or Regulatory Proceedings</b></p>												
<b>ITEM 7</b>	<p><b>PREMIUM FOR THE POLICY PERIOD:</b>            <b>\$3,962.00 Policy Premium</b></p>												
<b>ITEM 8</b>	<p><b>OPTIONAL EXTENDED REPORTING PERIODS:</b></p> <table border="0"> <tr> <td>Additional Premium Percentage:</td> <td>Additional Months:</td> </tr> <tr> <td>100%</td> <td>12</td> </tr> <tr> <td>150%</td> <td>24</td> </tr> <tr> <td>200%</td> <td>36</td> </tr> <tr> <td>240%</td> <td>60</td> </tr> <tr> <td>300%</td> <td>Unlimited</td> </tr> </table>	Additional Premium Percentage:	Additional Months:	100%	12	150%	24	200%	36	240%	60	300%	Unlimited
Additional Premium Percentage:	Additional Months:												
100%	12												
150%	24												
200%	36												
240%	60												
300%	Unlimited												

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Page 2 of 3

Owner: County of Luzerne  
100 West Broad Street  
Hazleton, PA 18201  
Pin #71-T8SW42-014-006-000 &  
Pin # 71-T8SW42-014-007-000

Nasser Appraisal Services Inc.  
304 North Main Avenue  
Scranton, PA 18504

<b>ITEM 9</b>	<b>FORMS AND ENDORSEMENTS ATTACHED AT ISSUANCE:</b> RPL-19015-0724; RPL-1001-1108; RPL-2003-1108; RPL-19001-0413; RPL-19002-0413; RPL-19003-0413; RPL-2009-1119; PTC-2009-1108; PTC-1001-1108; PTC-19006-0315; PTC-2067-1215; PTC-3038-1214
---------------	--

The Declarations, the Professional Liability Terms and Conditions, the Professional Liability Coverage, and any endorsements attached thereto, constitute the entire agreement between the Company and the Insured.

Countersigned By \_\_\_\_\_

IN WITNESS WHEREOF, the Company has caused this policy to be signed by its authorized officers.

  
President

  
Corporate Secretary

Owner: County of Luzerne  
100 West Broad Street  
Hazleton, PA 18201  
Pin #71-T8SW42-014-006-000 &  
Pin # 71-T8SW42-014-007-000

Nasser Appraisal Services Inc.  
304 North Main Avenue  
Scranton, PA 18504

### PA Certification

Commonwealth of Pennsylvania  
Department of State  
Bureau of Professional and Occupational Affairs  
PO BOX 2649 Harrisburg PA 17105-2649

23 0018257

License Type  
Certified Residential Appraiser

ALBERT C READ IV  
436 BIDEN ST  
APT 801  
SCRANTON, PA 18503

License Status  
Active

Initial License Date  
03/31/2006

Expiration Date  
06/30/2025

License Number  
RL139326

*Arion R. Cloggitt*  
Acting Commissioner Arion R. Cloggitt

*Albert C. Read IV*  
Signature

Commonwealth of Pennsylvania  
Department of State  
Bureau of Professional and Occupational Affairs  
PO BOX 2649 Harrisburg PA 17105-2649

22 0697811

License Type  
Certified General Appraiser

JAMES K NASSER  
304 N MAIN AVENUE  
SCRANTON, PA 18504

License Status  
Active

Initial License Date  
07/01/1991

Expiration Date  
06/30/2025

License Number  
GA000105L

*Arion R. Cloggitt*  
Acting Commissioner Arion R. Cloggitt

*James K. Nasser*  
Signature

## ***Qualifications- James K Nasser***

### **QUALIFICATIONS**

Nasser Real Estate & Appraisals, Inc  
James K. Nasser, President, SRA – ASA – CRA – MBA  
304 N. Main Avenue, Scranton Pa 18504 Phone 570-342-4115 Fax 570-346-8813  
116 S. State Street, Clarks Summit Pa 18411 Phone 570-587-5155  
Email Address: [nasserrealestate@aol.com](mailto:nasserrealestate@aol.com)  
Web Site: [nasserrealestate.com](http://nasserrealestate.com)

### **EDUCATION & DESIGNATIONS**

(A.S.) Associate of Science – Wilkes Barre Business College 1968  
(B.S.) Bachelor of Science – Wilmington University 1971. National Honor Society Graduated Magna Cum Laude  
(M.B.A.) Masters Degree in Managerial Science – Marywood University 1989  
(S.R.A.) Society of Real Estate Appraisers 1987  
(C.R.S.) Certified Residential Specialist 1980  
(G.R.I.) Graduated Realtors Institute 1976  
(A.S.A.) American Society of Real Estate Appraisers 1989 (Commercial and Industrial Designations)  
(S.R.A.) Appraisal Institute 1892  
(C.R.A.) Certified Review Appraiser, Commercial and Residential 1977  
(V.A.) Veterans Administration Appraiser 1978  
(F.H.A.) Federal Housing Administration Appraiser 1982

Completed and passed Real Estate and Appraisal courses, Level I, II and III Wilmington University, Penn State University, Rutgers University, University of Scranton, Appalachian State University and completed various appraisal courses and seminars offered by the Appraisal Institute, the American Society of Appraisers and numerous other appraisal organizations and schools.

### **TEACHING EXPERIENCE**

- Commercial, Industrial and Residential Courses, Level I, II and III
- Past assistant instructor of Real Estate and Appraisal at Wilmington University
- Past instructor of Real Estate and Appraisals at Lackawanna College
- Past instructor of Real Estate and Appraisals at Pennsylvania State University
- Past instructor of Real Estate and Appraisals at Marywood University 1976-1996
- Past instructor of Appraisal at the University of Scranton 1984-2000
- Guest lecturer at numerous business and real estate / appraisal organizations in Northeastern Pennsylvania.

### **TYPES OF PROPERTY APPRAISED**

All types included: Residential, Industrial, Commercial, Institutional. Literally all types of property from golf courses to shopping centers.

### **PROFESSIONAL AFFILIATIONS**

- Licensed as Realtor Associate in 1969
- Licensed as a Realtor/Appraiser in 1970
- Greater Scranton Board of Realtors 1969
- Greater Scranton Multiple Listing Service 1969
- Pennsylvania Associations of Realtors 1969



**NASSER REAL ESTATE  
& APPRAISALS, INC.**  
**RESIDENTIAL \* COMMERCIAL \* INDUSTRIAL**  
**CERTIFIED REAL ESTATE APPRAISALS & SALES**  
304 NORTH MAIN AVENUE SCRANTON, PA 18504  
TELEPHONE: (570) 342-4115  
FAX: (570) 346-8813

MEMBER:

SCRANTON BOARD OF REALTORS  
GREATER SCRANTON MULTI-LIST SERVICE  
PA. ASSOCIATION OF REALTORS  
NATIONAL ASSOCIATION OF REALTORS  
REALTORS MARKETING INSTITUTE (CRA)  
JAMES K. NASSER - STATE GENERAL  
CERTIFIED APPRAISER #GA-000105-L  
"APPRAISAL INSTITUTE (SRA), AMERICAN  
SOCIETY OF APPRAISERS (ASA), NATIONAL  
ASS'N OF REVIEW APPRAISERS (CRA),  
MASTERS DEGREE IN SCIENCE (MBA),  
GRADUATE REALTORS INSTITUTE (GRI) &  
MULTI - MILLION DOLLAR CLUB

**FOUNDED 1950**

July 15, 2025

RE: 54 W Union Street  
Wilkes Barre, PA 18701  
Pin # 73-H9SE2-003-010

Luzerne County  
100 N Franklin Street  
Wilkes Barre, PA 18701  
Attention: Mr. Thomas Kundrat,  
Luzerne County Project Manager

Dear Mr. Kundrat,

Pursuant to your request this appraiser has made an Appraisal of the Opinion of "As Is" Opinion of Market Value" of the property located at 54 W Union Street, Wilkes Barre, PA, as of the effective date of this appraisal is July 1, 2025.

Per mutual agreement with Luzerne County & Nasser Appraisal Services Inc., the format used is defined as a "Restricted Appraisal Report" Appraisal. The intended user of this appraisal is Luzerne County, and their intended use is for the purpose of estimating Market Value for internal purposes. This appraisal was not prepared for bank lending purposes or tax assessment purposes.

The methods and techniques employed to develop value opinions and conclusions contained within this "Restricted Appraisal Report" appraisal meets all compliances and requirements set forth under the Uniform Standards of Professional Practice, however it is subject to the Assumptions, Extraordinary Assumptions, and Limiting Conditions listed in this report. This appraisal report details the information used to arrive at a conclusion of value. It can be understood by a knowledgeable reader without additional information in the work file of the appraiser.

This appraisal represents an expression of valuation based on reconciliation and investigation of pertinent data as it relates to the subject property. The elements with the highest consideration were condition of improvements, location, determination of its 'highest and best use', market conditions and other factors deemed applicable.

The appraisal conforms to the USPAP adopted by the Appraisal Standards Board of the Appraisal Foundation. We have read, understand, and are satisfied with the Competency Provision of the USPAP.

Enclosed herewith is a copy of the 'Assumptions, Extraordinary Assumptions and Limiting Conditions', which are attached to and made part of this appraisal.

Respectfully Submitted,

James K. Nasser SRA, ASA, AACA, CRA & MBA  
PA State Certified General Appraiser  
PA Lic # GA 000105 L (Expires On 6/30/2027)  
President, Nasser Appraisal Services, Inc.

Respectfully Submitted,

Cheryl L. Bertucci  
Licensed Appraiser Trainee  
LAT000179 (Expires on 6/30/2027)

**RESTRICTED APPRAISAL REPORT**

**OF**



**54 W UNION STREET  
WILKES BARRE, PA 18702  
PIN # 73-H9SE2-003-010**

Prepared for

**LUZERNE COUNTY  
100 N FRANKLIN STREET  
WILKES BARRE, PA 18701  
ATTENTION: MR. THOMAS KUNDRAT,  
LUZERNE COUNTY PROJECT MANAGER**

Prepared by

**NASSER APPRAISAL SERVICES, INC.  
304 NORTH MAIN AVENUE  
SCRANTON, PA 18504**

THE METHODS AND TECHNIQUES EMPLOYED TO DEVELOP VALUE OPINIONS AND CONCLUSIONS CONTAINED WITHIN THIS " RESTRICTED APPRAISAL REPORT", AS WRITTEN BY JAMES K NASSER, APPRAISAL INSTITUTE (SRA), AMERICAN SOCIETY OF APPRAISERS (ASA), NATIONAL ASS'N OF REVIEW APPRAISERS (CRA) AND MASTERS DEGREE IN SCIENCE (MBA) MEETS ALL COMPLIANCES AND REQUIREMENTS SET FORTH UNDER THE UNIFORM STANDARDS OF PROFESSIONAL PRACTICE & WAS PREPARED IN ACCORDANCE WITH THE FINANCIAL INSTITUTIONS REFORM, RECOVERY AND ENFORCEMENT ACT (FIRREA) THIS APPRAISAL FORMAT OUTLINE IS NOT TO BE REPRODUCED, COPIED, REPRINTED, ALTERED, OR UTILIZED IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE AFOREMENTIONED. COPYRIGHT © 2025 NASSER APPRAISAL SERVICE, INC. AND ITS APPRAISERS.

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**ADDENDA:**

*Deed*

*Appraiser's Licenses*

*Appraiser's Qualifications*

**CERTIFICATION STATEMENT**

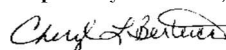
- I, James K Nasser, certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- **I have performed no services regarding the subject property, as an appraiser or in any other capacity within three years.**
- I have no present or prospective interest in the property that is the subject of this appraisal report and no personal interest with respect to the Parties involved.
- I have no bias with respect to the property that is the subject of this report or to the Parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements specified under Assumptions and Limiting Conditions.
- Personal Property is not included in this Appraisal.
- I have made a personal inspection of the property that is the subject of this report.
- The below defined assistant appraiser did provide some real property appraisal assistance, such as marketplace research, gathering of property data, such as related governmental records pertaining to the subject property, however all significant real property appraisal opinions arrived at in this appraisal were made by the signing PA State General Certified Appraiser, Mr. James Nasser. It is to be noted that the appraisal assistant below holds an active real estate license with Davis R. Chant Realtors, Lake Wallenpaupack Office.
- As of the date of this report, I, James K Nasser, am a General Certified Appraiser in the state of Pennsylvania (PA Lic # GA 000105L), which certificate expires on 6/30/2027.

Respectfully Submitted,



James K. Nasser SRA, ASA, AACA, CRA & MBA  
PA State Certified General Appraiser  
PA Lic # GA 000105 L (Expires On 6/30/2027)  
President, Nasser Appraisal Services, Inc.

Respectfully Submitted,



Cheryl L. Bertucci  
Licensed Appraiser Trainee  
LAT000179 (Expires on 6/30/2027)

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

**ADDRESS:** *54 W Union Street, Wilkes Barre, Luzerne County, Pennsylvania\*\*It is to be noted that assessment records have the address as 100 N Franklin Street. Therefore, it is highly recommended that any potential purchaser verify the address that applies to this property with their attorney prior to settlement.*

**LEGAL IDENTIFICATION:** Pin # 73-H9SE2-003-010

**PROPERTY TYPE:** The subject consists of a three-story attached commercial building with some finished lower-level space.

**OWNERSHIP:** Luzerne Co Inst Dist /Central Poor District of Luzerne County

**PROPERTY RIGHTS APPRAISED:** Fee Simple

**SITE SIZE:** **.06 acres +/-**  
*\*The acreage described herein is approximate and was obtained from assessment records. . Therefore, it is highly recommended that any potential purchaser have a survey performed to verify the actual acreage that would apply to this property.*

**IMPROVEMENT SIZE:** **Total Square footage..... 6,324 sf +/-\***  
*\*It should be noted that square footage measurements are approximate. It is highly recommended that any potential purchaser has their own measurements performed.*

**TAX PIN #:** 73-H10NW401-011-003-000

<b>Pin #73-H9SE2-003-010</b>	
Building	\$267,000.00
Land	\$26,600.00
<b>Total Assessment</b>	<b>\$303,600.00</b>

**ASSESSMENT AND REAL ESTATE TAXES:**  
2025

**Total Real Estate Taxes = \$1,929.10** *\*It is to be noted the subject has a tax-exempt status as a government building. \*It is to be noted that taxes would increase substantially if any potential type use is not tax-exempt.*

*Therefore, It is highly recommended that any potential purchaser have a discussion with the assessment office for Luzerne County on the taxes that apply to this property prior to settlement.*

<b>ZONING:</b>	S-1- Special purpose zoning district according to Wilkes Barre Zoning Department.
<b>FLOOD ZONE:</b>	Subject Property Appears To Be Located In Flood Zone X500 as Indicated On FLOOD MAP #42079C0357F Dated 06-20-2024.  <b>Note: the subject property's neighborhood is protected by a levee system. Fema defines a levee as a "man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding."</b>  <b>A levee system is constructed to reduce the risk of flooding; however, a levee system can't eliminate all flood risk. There are still risks associated with levee systems, such as the flood water exceeds the capacity of a levee by either by being over topped or breached.</b>
<b>ESTIMATED MARKETING PERIOD:</b>	Twelve Months
<b>HIGHEST AND BEST USE:</b>	Office type use or similar type use subject to zoning approval from City of Wilkes Barre Zoning Department.  <b>*THE USER OF THIS REPORT MUST UNDERSTAND THE DEMAND FOR OFFICE SPACE HAS SOFTENED AND THERE IS A WEAK DEMAND FOR THIS TYPE OF SPACE. THEREFORE, AN ALTERNATIVE TYPE OF USE SUCH AS FLEX SPACE, RETAIL, START-UP INCUBATORS, HOUSING, PRIVATE SCHOOLS OR SIMILAR TYPE USE SUBJECT TO ZONING APPROVAL FROM CITY OF WILKES BARRE WOULD BE MORE IN DEMAND WITH THE LOCAL MARKET.</b>
<b>INCOME CAPITALIZATION APPROACH:</b>	<b>\$355,000.00 Indicated by Income Approach</b>
<b>SALES COMPARISON APPROACH:</b>	<b>\$373,000.00 Indicated by Sales Comparison Approach</b>
<b>COST APPROACH:</b>	n/a
<b>FINAL OPINION VALUE:</b>	<b>\$373,000.00 (Opinion of Market Value)</b>
<b>EFFECTIVE DATE OF APPRAISAL:</b>	July 1, 2025
<b>DATE OF INSPECTION:</b>	July 1, 2025

## ASSUMPTIONS, LIMITING CONDITIONS & STATEMENTS

The certification or the Appraiser appearing in the appraisal report is subject to the following assumptions and limiting conditions as are set forth by the Appraiser in this report.

- We have no present or contemplated interest in the property appraised.
- The property is being appraised free and clear of any and all liens or encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- The Appraiser assumes no responsibility for matters of neither a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable.
- Value is predicated upon fully marketable title insurance and clear title if Leased Fee.
- Some information identified in this report is being furnished to us by others and is believed to be reliable. This is especially pertinent to financial projections and other assumptions furnished by the developer(s), owner(s) or their agents. Some of these projections and assumptions inevitably will not materialize or unanticipated events may occur subsequent to the date of the appraisal.
- Information gathered on comparable sales and rentals, while verified with at least one principal to the transaction cannot be assumed to be 100% accurate. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed. Therefore, the actual results may differ from the projections and these variations could materially affect value.
- If the Cost Approach has been used, Reproduction and/or Replacement costs have been estimated utilizing accepted building cost services. However, it must be noted that even actual contractor's cost estimates are subject to wide variation and we assume no responsibility for their accuracy.
- If the Income Approach to value has been used, our Discounted Cash Flow Analysis and/or other mathematical techniques represent a conscientious effort to analyze the performance of the property over a reasonable projection period. However, these are models based upon specific forecasts that may or may not occur. The income and expense projections were based upon our interpretation of the leases (if any), data provided by the owner and/or his representatives, and information obtained by third parties. Any significant variations could result in a significantly different value and the appraiser reserves the right to adjust the appraised value accordingly.
- This appraiser reserves the right to make modifications and value changes to the enclosed report assuming information furnished to appraiser or from an additional inspection deviates from assumptions made. Information supplied from others is assumed to be correct, but no statement is made or implied as to its accuracy by Nasser Appraisal Service, Inc., nor its representatives.
- Disclosure of the content of the appraisal report is governed by the Bylaws and Regulations of the Professional Appraisal Organizations with which the appraiser is affiliated. James K Nasser has completed continuing education courses required by the Appraisal Institute.
- An attempt has been made to obtain the financing terms of the comparable sales by contacting the buyer, mortgagee or third parties familiar with the sale. However, when such persons refuse to disclose this information, some assumptions must be made based upon any available information.
- Typical property utility border easements were noted during the site inspection. No study of deed restrictions has been conducted by the appraiser. A title search would be required to provide positive assurance of the existence or absence of deed restrictions. For the purpose of this appraisal, it is assumed that there are no deed restrictions or liens that would adversely affect the subject site.
- It was assumed that the utilization of the land and/or improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
- Lot size has been furnished by sources deemed reliable. Appraiser recommends title examination and survey. We have taken into consideration the building and use restrictions, zoning, and other regulations applicable to the property. The dimensions and sizes of both the land and buildings as reported herein are assumed to be correct. All engineering data were assumed to be correct. Plot plans and exhibits have been included only to assist the reader in visualizing the property. Since the appraiser is not an architect, engineer or surveyor, he does not warrant this report against mathematical errors or miscalculations of building or site areas. Should such an error occur, we reserve the right to modify the value to reflect any substantial difference.

- The Appraiser assumes that there are no hidden or unapparent conditions of the property, sub soil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering, which might be required to discover such factors. Appraiser recommends electrical, heating, termite, flood-plane, zoning, well, septic, insulation, wetlands, physical inspections and flood, mine-cave and radon gas inspections. It is recommended a Phase I Environmental Audit be performed, if the client so desires. It is assumed the results of this environmental site assessment would be satisfactory, in addition it is assumed that the land is of load bearing capacity to support any existing or future improvements.
- It was assumed that the property is in full compliance with all-applicable federal, state and local environmental regulations and laws unless a non-compliance is stated, defined and considered in the appraisal report. Value assumes property meets all necessary codes and requirements, including labor and industry standards.
- We are not aware of any restrictions such as moratoriums on commercial development, ground leases, master plans, historic district controls, deed covenants, environmental regulations, building costs, fire regulations, title restrictions or private agreements that would prevent the building's legal use. However, should such restrictions become evident; we reserve the right to consider their effect on the appraised value.
- It was assumed that all licenses, local codes, certificates of occupancy, consents or other legislative or administrative authority required by any local, state or national government or private utility or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if used.
- The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless agreements have been previously made.
- Financing is one of the prime considerations in the purchase of real estate and while the subject property may be financed with special terms, the estimation of "Market Value" requires that current market data be used, and our value assumes market financing.
- On all appraisals subject to satisfactory completion, repairs, or alteration, the appraisal report and value conclusions are contingent upon completion of the improvements in a workmanlike manner with good quality material and labor.
- Neither all, nor any Part of the contents of the report, or copy thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, references to any professional organization, or the firm with which the appraiser is connected), shall be used for any purpose by anyone but the client specified in the report, the borrower, if any appraiser fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department or federally approved financial institution, any department, agency, or instrumentalities of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public, the public by advertising, public relations, news, sales or other media, without the consent and approval of the Appraiser.
- This appraisal is for the purpose of estimation the Market Value only, and no representations or inferences are made to anyone, other than the lending institution or the client recited herein.
- Market value indicated herein has been documented and well supported, although actual sales price may vary.
- Actual selling price will vary, due to time, financing, conditions and Buyer/Seller motives. Part of this information was obtained from FHLMC Form 439 and FNMA 1004B. Conditions by Nasser Appraisal Service, Inc., are attached to and made part of this appraisal.
- Furnishings and equipment or business operations, except as specifically indicated and typically considered as part of the real estate, are excluded from this appraisal. See Page 9 of this appraisal.
- This appraisal has been prepared as closely as possible to comply with the guidelines set forth by the Uniform Standards of Professional Practice (USPAP) of the Appraisal Foundation as mandated under the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA). We have also made every attempt to adhere to the specific instructions of the engagement letter issued by the lender and included in the addenda of this report.
- The user of this report clearly understands that the appraiser was not hired to perform a feasibility study. It is generally recommended that a feasibility study be performed prior to any new construction or expansion of existing facility. The value estimated here assumes there is a demand for the particular use.

Part of this information was contained from FHLMC Form 439 and FNMA 1004B.

## ENVIRONMENTAL IMPACT STATEMENT & RISK ISSUES TO BE RESOLVED

In this appraisal assignment, this Appraiser has not been made aware of any adverse environmental conditions that might negatively affect the subject property or surrounding properties, such as; chemicals, contaminants, pollutants, carcinogens, or any other toxic substances that may have been used or stored on the subject property by current ownership or any previous occupants.

- The appraiser has made no investigation as to; soil conditions, earth settlement, deep mine voids, wetlands, natural gas easements or drilling or conditions under or near the subject property.
- This Appraiser has not been made aware of toxic waste and soil contamination, which may or may not be present on the property.
- This Appraiser has not been made aware of the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of asbestos material, urea-formaldehyde foam insulation or lead paint.
- This appraiser has made no investigation or examinations as to the existence of radon gas, or any other harmful substances, as this appraiser is not qualified in these areas and suggests that the concerned parties relying on this appraisal hire licensed and qualified individuals to perform such specific examinations.
- The intended user of this report must understand that some properties may have been used as methamphetamine labs. We are not experts in this area and if the client has any concerns, they can hire a professional.
  - It should be noted that no responsibility is assumed for any materials or conditions, nor for any expertise or engineering knowledge required to discover such. **A Phase I Environmental Site Assessment** is recommended by any new potential purchaser.

**IT IS RECOMMENDED A PHASE I ENVIRONMENTAL AUDIT BE PERFORMED, IF THE CLIENT SO DESIRES. IT IS ASSUMED THE RESULTS OF THIS ENVIRONMENTAL SITE ASSESSMENT WOULD BE SATISFACTORY, IN ADDITION IT IS ASSUMED THAT THE LAND IS OF LOAD BEARING CAPACITY TO SUPPORT ANY EXISTING OR FUTURE IMPROVEMENTS.**

## COMPETENCY

The Appraiser in accepting this assignment has provided a set of standard qualifications to the lender or the parties requesting the valuation. The appraiser has made numerous appraisals of this type of property and has accepted appraisal assignments in the area of the property on a continual basis. The appraiser is experienced and qualified to carry out this valuation and will act competently in this assignment.

## CURRENT SALES OFFERINGS, AGREEMENTS OF SALE & LEASE LISTINGS AND THREE HISTORY

To the best of our knowledge, on the date of this appraisal, the subject has not changed ownership in over three years. At the time of inspection, the subject was vacant.

**CURRENT OPINION OF MARKET VALUE**  
**STATED IN THIS APPRAISAL REPORT IS CONDITIONED ON THE STATEMENTS  
& "EXTRAORDINARY ASSUMPTIONS" DEFINED BELOW.**

THE USER OF THIS REPORT SHOULD FULLY UNDERSTAND THIS APPRAISER HAS MADE THE FOLLOWING EXTRAORDINARY ASSUMPTIONS AND STATEMENTS NECESSARY IN THIS APPRAISAL ASSIGNMENT FOR THE DEVELOPMENT OF CREDIBLE VALUE OPINIONS & CONCLUSIONS, INCLUDING THE FOLLOWING.

- I. IT IS ASSUMED THE REAL TAX INFORMATION, ASSESSMENT DATA & ZONING INFORMATION OBTAINED DIRECTLY FROM THE GOVERNMENTAL OFFICE OR ITS PUBLISHED RECORDS USED IN THIS APPRAISAL REPORT, WHICH IS DEFINED BY THIS APPRAISER AS THE INFORMATION OR DATA SOURCE IS ACCURATE AND CORRECT.
- II. THIS APPRAISER IS NOT A PROFESSIONAL BUILDING INSPECTOR OR ENGINEER, THEREFORE IT IS ASSUMED THE RESULTS OF A FULL BUILDING INSPECTION WOULD BE SATISFACTORY, IN ADDITION IT IS ASSUMED ALL MECHANICAL SYSTEMS, SUCH AS HEATING, PLUMBING AND ELECTRICAL ARE FUNCTIONING PROPERLY WITH NO HIDDEN DEFECTS. IF A BUILDING INSPECTION WAS NOT SATISFACTORY THIS WOULD HAVE ANEGATIVE AFFECT ON VALUE.
- III. THIS APPRAISER IS NOT AN EXPERT FOR DETERMINING AN AREA'S FLOODING OR FLOOD RISK, THEREFORE IT IS HIGHLY RECOMMENDED THE SUBJECT PROPERTY HAVE A FLOOD CERTIFICATION PERFORMED BY AN EXPERT WHO IS QUALIFIED TO MAKE SUCH A RISK DETERMINATION; THEREFORE, IT IS ASSUMED THE RESULTS FROM A FLOOD CERTIFICATION ARE SATISFACTORY, SPECIFICALLY THE SUBJECT PROPERTY BEING DEFINED WITH LOW-RISK STATUS.
- IV. THE USER OF THIS REPORT MUST FULLY UNDERSTAND THIS APPRAISER HAS MADE AN APPRAISAL OF THE SUBJECT PROPERTY'S "SURFACE RIGHTS". NO EXAMINATION HAS BEEN COMPLETED REGARDING THE SUBJECT'S MINERAL RIGHTS BELOW THE SURFACE, SUCH AS COAL, NATURAL GAS, OIL OR OTHER. IT IS RECOMMENDED THAT ANY CONCERNED PARTIES RELYING ON THIS APPRAISAL HAVE THEIR ATTORNEY VERIFY WHO HOLDS OWNERSHIP OF THE SUBJECT PROPERTY'S MINERAL RIGHTS AS THIS APPRAISER IS NOT EXPERT IN THE TITLE SEARCH FIELD. HOWEVER, THIS APPRAISER MAKES THE "EXTRAORDINARY ASSUMPTION" ANY FUTURE EXTRACTION OF MINERALS THAT ARE PRESENT BELOW THE SURFACE WILL NOT DISTURB THE SURFACE RIGHTS IN ANYWAY.
- V. THIS APPRAISER IS NOT AN ENVIRONMENTAL PROFESSIONAL, THEREFORE HAS MADE THE FOLLOWING "EXTRAORDINARY ASSUMPTIONS";
  - IT IS ASSUMED NO HAZARDOUS CONDITIONS EXIST AS A RESULT OF; CHEMICALS, CONTAMINANTS, POLLUTANTS, CARCINOGENS, OR ANY OTHER TOXIC SUBSTANCES THAT MAY HAVE BEEN USED OR STORED ON THE SUBJECT PROPERTY BY CURRENT OWNERSHIP OR ANY PREVIOUS OCCUPANTS.
  - IT IS ASSUMED THAT THE LAND IS OF ADEQUATE LOAD BEARING STRENGTH AND CAPACITY, IN ADDITION IT IS ASSUMED NO ADVERSE SOIL CONDITIONS, EARTH SETTLEMENT, DEEP MINE VOIDS, OR ANY OTHER ADVERSE CONDITIONS EXIST UNDER OR NEAR THE SUBJECT PROPERTY.
  - IT IS ASSUMED THERE IS NO NATURAL GAS OR MINERAL EASEMENTS THAT NEGATIVELY AFFECT THE SUBJECT PROPERTY.
  - IT IS ASSUMED THAT NO HAZARDOUS MATERIAL USED IN THE CONSTRUCTION OR MAINTENANCE OF THE BUILDING, SUCH AS THE PRESENCE OF ASBESTOS MATERIAL, UREA-FORMALDEHYDE FOAM INSULATION OR LEAD PAINT EXISTS.
  - IT IS RECOMMENDED A PHASE I ENVIRONMENTAL AUDIT BE PERFORMED, IF THE CLIENT SO DESIRES. IT IS ASSUMED THE RESULTS OF THIS ENVIRONMENTAL SITE ASSESSMENT WOULD BE SATISFACTORY.

IN NOVEMBER 1999, THE GRAMM LEACH-BLILEY ACT WAS SIGNED INTO LAW. THE GLB ACT HAS BROUGHT MANY MODIFICATIONS TO THE WAY FINANCIAL INSTITUTIONS CONDUCT BUSINESS. THE GLB ACT REQUIRES THAT ALL FINANCIAL INSTITUTIONS, IN ORDER TO PROTECT THE CONFIDENTIALITY OF ITS CUSTOMERS, HAVE WRITTEN AGREEMENTS WITH THIRD PARTY AFFILIATES.

THE REAL ESTATE MARKET HAS BEEN CONTINUOUSLY CHANGING. THE USER OF THIS REPORT MUST UNDERSTAND THAT ALMOST MONTHLY THERE ARE PEAKS AND TROUGHS IN THE GENERAL ECONOMY, INCLUDING INTERNATIONAL FACTORS THAT AFFECTS THE LOCAL MARKET. VALUATION IS FOR THIS DATE ONLY, AND ANY FUTURE CIRCUMSTANCES MAY INFLUENCE MARKET VALUE.

THE FINAL OPINION OF MARKET VALUE DEFINED IN THIS APPRAISAL REPORT IS PREDICATED UPON THERE NOT BEING ANY ADVERSE CONDITIONS RELATIVE TO THE "EXTRAORDINARY ASSUMPTIONS" AND STATEMENTS LISTED IN THIS REPORT. THE USER OF THIS REPORT MUST FULLY UNDERSTAND THE VALUE WOULD DIMINISH.

***CURRENT OPINION OF MARKET VALUE***  
**STATED IN THIS APPRAISAL REPORT IS CONDITIONED ON THE STATEMENTS  
& "EXTRAORDINARY ASSUMPTIONS" DEFINED BELOW.**

THE USER OF THIS REPORT SHOULD FULLY UNDERSTAND THIS APPRAISER HAS MADE THE FOLLOWING EXTRAORDINARY ASSUMPTIONS AND STATEMENTS NECESSARY IN THIS APPRAISAL ASSIGNMENT FOR THE DEVELOPMENT OF CREDIBLE VALUE OPINIONS & CONCLUSIONS, INCLUDING THE FOLLOWING.

THE OPINION OF MARKET VALUE DEFINED IN THIS APPRAISAL REPORT IS PREDICATED UPON THERE NOT BEING ANY ADVERSE CONDITIONS RELATIVE TO THE "EXTRAORDINARY ASSUMPTIONS" LISTED IN THIS REPORT. THE USER OF THIS REPORT MUST FULLY UNDERSTAND THE VALUE WOULD DIMINISH.

THE SUBMISSION OF THIS REPORT CONSTITUTES COMPLETION OF THE SERVICES AUTHORIZED. IT IS SUBMITTED ON THE CONDITION THAT THE CLIENT WILL PROVIDE REASONABLE NOTICE AND CUSTOMARY COMPENSATION, INCLUDING EXPERT WITNESS FEES, RELATING TO ANY SUBSEQUENT REQUIRED ATTENDANCE AT CONFERENCES, DEPOSITIONS, AND JUDICIAL OR ADMINISTRATIVE PROCEEDINGS. IN THE EVENT THE APPRAISER IS SUBPOENAED FOR EITHER AN APPEARANCE OR A REQUEST TO PRODUCE DOCUMENTS, A BEST EFFORT WILL BE MADE TO NOTIFY THE CLIENT IMMEDIATELY. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR OBTAINING A PROTECTIVE ORDER, PROVIDING LEGAL INSTRUCTION NOT TO APPEAR WITH THE APPRAISAL REPORT AND RELATED WORK FILES, AND WILL ANSWER ALL QUESTIONS PERTAINING TO THE ASSIGNMENT, THE PREPARATION OF THE REPORT, AND THE REASONING USED TO FORMULATE THE ESTIMATE OF VALUE. UNLESS PAID IN WHOLE OR IN PART BY THE PARTY ISSUING THE SUBPOENA OR BY ANOTHER PARTY OF INTEREST IN THE MATTER, THE CLIENT IS RESPONSIBLE FOR ALL UNPAID FEES RESULTING FROM THE APPEARANCE OR PRODUCTION OF DOCUMENTS REGARDLESS OF WHO ORDERS THE WORK.

IT IS EXPRESSLY ACKNOWLEDGED THAT IN ANY ACTION OR SUIT WHICH MAY BE BROUGHT AGAINST NASSER APPRAISAL SERVICE, INC, ITS OFFICERS OR EMPLOYEES ARISING OUT OF, RELATING OR IN ANY WAY PERTAINING TO THIS ENGAGEMENT, THE APPRAISAL REPORT OR ANY ESTIMATES OR INFORMATION CONTAINED THEREIN, NASSER APPRAISAL SERVICE, INC., , ITS OFFICERS AND EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES OR LOSSES UNLESS SUCH LOSSES OR DAMAGES ARE SOLELY AND DIRECTLY RESULTING FROM GROSS NEGLIGENCE IN THE PREPARATION OF THE APPRAISAL REPORT. IN ANY EVENT, ITS/THEIR COLLECTIVE LIABILITY IN ANY SUCH ACTION OR SUIT SHALL NOT EXCEED THE FEES PAID FOR THE PREPARATION OF THE APPRAISAL REPORT. IT IS ACKNOWLEDGED THAT THE FEES CHARGED HEREIN ARE IN RELIANCE UPON THE FOREGOING LIMITATIONS OF LIABILITY.

JURISDICTION AND VENUE FOR ANY DISPUTE OR CLAIM WHICH MAY ARISE OUT OF, OR RELATE TO, THIS ENGAGEMENT, THE APPRAISAL REPORT OR ANY ESTIMATES OR INFORMATION CONTAINED THEREIN, SHALL LIE EXCLUSIVELY IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY IN THE COMMONWEALTH OF PENNSYLVANIA.

ACCEPTANCE OR USE OF THIS REPORT CONSTITUTES AGREEMENT BY THE CLIENT AND ANY OTHER USERS THAT ANY LIABILITY FOR ERRORS, OMISSIONS OR JUDGMENT OF THE APPRAISER IS LIMITED TO THE AMOUNT OF THE FEE CHARGED FOR THE APPRAISAL.

THE FINAL OPINION OF MARKET VALUE DEFINED IN THIS APPRAISAL REPORT IS PREDICATED UPON THERE NOT BEING ANY ADVERSE CONDITIONS RELATIVE TO THE "EXTRAORDINARY ASSUMPTIONS" AND STATEMENTS LISTED IN THIS REPORT. THE USER OF THIS REPORT MUST FULLY UNDERSTAND THE VALUE WOULD DIMINISH.

FINAL VALUE OPINION

As a result of our investigation and analysis, some of which is described in this report, it is in our opinion that the Current Opinion of Market Value of the subject property as of July 1, 2025, is:

THREE HUNDRED SEVENTY THREE THOUSAND DOLLARS  
\$373,000.00

THE VALUE STATED ABOVE IS PREDICATED UPON THE FOLLOWING ASSUMPTIONS:

THIS APPRAISER IS NOT A PROFESSIONAL BUILDING INSPECTOR OR ENGINEER; THEREFORE, A BUILDING INSPECTION IS REQUIRED WITH SPECIAL ATTENTION TO THE LOWER-LEVEL SPACE AS IT APPEARS TO HAVE SUSTAINED SOME WATER DAMAGE AND THE APPRAISER DID OBSERVE ASBESTOS LIKE SUBSTANCE IN THIS AREA. . IF ANY DEFECTS ARE FOUND, THE VALUE WOULD BE REDUCED OR THE DEFECTS WOULD HAVE TO BE CORRECTED.

IT IS REQUIRED THE USER OF THIS REPORT OR PURCHASER VERIFY THE FLOOD STATUS OF THIS PROPERTY AS WE ARE NOT EXPERTS IN THIS AREA.

THE USER OF THIS REPORT MUST UNDERSTAND DUE TO THE LACK OF ADEQUATE PARKING; THIS COULD HAVE A NEGATIVE AFFECT ON THE MARKETABILITY OF THIS PROPERTY.

IT IS ALSO REQUIRED ANY POTENTIAL PURCHASER VERIFY THE ALLOWED USES, CURRENT USES, AND ANY PROPOSED USES WITH THE ZONING OFFICER FOR THE CITY OF WILKES BARRE PRIOR TO SETTLEMENT AND TO VERIFY ANY DEED RESTRICTIONS THAT MAY PERTAIN TO THIS PROPERTY WITH THEIR ATTORNEY PRIOR TO SETTLMENT.

IT IS ALSO RECOMMENDED ANY POTENTIAL PURCHASER VERIFY THE SQUARE FOOTAGE DESCRIBED HEREIN PRIOR TO SETTLEMENT.

IT IS HIGHLY RECOMMENDED ANY POTENTIAL PURCHASER VERIFY THE TAXES THAT WOULD APPLY TO THIS PROPERTY PRIOR TO SETTLEMENT AS THE SUBJECT OWNER/USE IS TAX EXEMPT.

\*THE USER OF THIS REPORT MUST UNDERSTAND THE DEMAND FOR OFFICE SPACE HAS SOFTENED AND THERE IS A WEAK DEMAND FOR THIS TYPE OF SPACE. THEREFORE, AN ALTERNATIVE TYPE OF USE SUCH AS FLEX SPACE, RETAIL, START-UP INCUBATORS, HOUSING, PRIVATE SCHOOLS OR SIMILAR TYPE USE SUBJECT TO ZONING APPROVAL FROM CITY OF WILKES BARRE WOULD BE MORE IN DEMAND WITH THE LOCAL MARKET.

NOTE: OUR RELIANCE UPON THIS INFORMATION IS CRUCIAL TO OUR EVALUATION. WE HAVE NO REASON TO DOUBT VALIDITY, HOWEVER IF IT SHOULD BE DETERMINED IN THE FUTURE WE WERE SUPPLIED WITH INFORMATION, WHICH WAS NOT TOTALLY ACCURATE, THIS COULD HAVE A MATERIAL IMPACT ON OUR VALUATION AND ANALYSIS AND WE RESERVE THE RIGHT TO ADJUST THE VALUE DOWNWARD.

**\*THE USER OF THIS REPORT MUST FULLY UNDERSTAND THAT THIS APPRAISAL REPORT CAN'T BE COMPLETELY UNDERSTOOD WITHOUT FULLY UNDERSTANDING, THE FOLLOWING; \*THE "CURRENT" OPINION OF MARKET VALUE IS CONDITIONED ON THE ASSUMPTIONS, LIMITING CONDITIONS & STATEMENTS AND "EXTRAORDINARY" ASSUMPTIONS DEFINED ON PAGE 8, 9 & 10 OF THIS APPRAISAL REPORT.**

**\*THE "CURRENT" OPINION OF MARKET VALUE IS CONDITIONED ON THE ABOVE STATED ASSUMPTIONS, LIMITING CONDITIONS & STATEMENTS DEFINED ON PAGES 3, 4 & 5 OF THIS APPRAISAL REPORT**

<sup>14</sup> 2024/2025 USPAP PUBLISHED BY THE APPRAISAL FOUNDATION / DEFINITION

**EXTRAORDINARY ASSUMPTION:** an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. **Comment:** Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property or about conditions external to the property, such as market conditions or trends; or about integrity of data used in an analysis.

<sup>15</sup> 2024/2025 USPAP PUBLISHED BY THE APPRAISAL FOUNDATION / DEFINITIONS

**HYPOTHETICAL CONDITION:** a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. **Comment:** Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

**Extraordinary Assumptions<sup>14</sup>**

- See Pages 9,10 &11

**Hypothetical Conditions<sup>15</sup>**

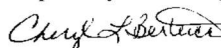
- None noted

Respectfully Submitted,



James K. Nasser SRA, ASA, AACA, CRA & MBA  
PA State Certified General Appraiser  
PA Lic # GA 000105 L (Expires On 6/30/2027)  
President, Nasser Appraisal Services, Inc.

Respectfully Submitted,



Cheryl L. Bertucci  
Licensed Appraiser Trainee  
LAT000179 (Expires on 6/30/2027)

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**DEFINITION OF VALUE**

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A current definition of Market Value as cited in USPAP Advisory Opinion 22 (AO-22) is:<sup>2</sup>

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as if a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated.
- Both parties are well informed or well advised and acting in what they consider their own best interests.
- A reasonable time is allowed for exposure in the open market.
- Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*According to USPAP Advisory Opinion 22*, this definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

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**ESTIMATED EXPOSURE TIME**

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The subject property's estimate of exposure time period was based on exposure times of comparable sales & interviews with active Participants in the local commercial real estate market, therefore this appraiser's opinion of market value for the subject property could be achieved with an exposure time of Twelve Months. Furthermore, it is our opinion that a sale could be consummated at the present opinion of market value stated herein within a Twelve Months, marketing period of the effective date of this appraisal.

Exposure Time assumes that:<sup>3</sup>

- **The subject property would sell at the appraised value(s) as of the effective date(s) of the appraisal.**
- **The subject property was on the market for a reasonable time prior to the date of value and that the terms of sale are typical of other properties of its type within the subject's marketplace.**

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<sup>2</sup> 2024-2025 USPAP PUBLISHED BY THE APPRAISAL FOUNDATION / DEFINITIONS

**VALUE:** the monetary relationship between properties and those who buy, sell, or use those properties. Comment: Value expresses an economic concept. As such, it is never a fact but always an opinion of the worth of a property at a given time in accordance with a specific definition of value. In appraisal practice, value must always be qualified for example, market value, liquidation value, investment value.

<sup>3</sup>**ibid.**

**EXPOSURE TIME:** estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of sale at market value on the effective date of the appraisal.

**SCOPE OF WORK RULE 1:**

For each appraisal, appraisal review, and appraisal consulting assignment, an appraiser must:

- *identify the problem to be solved.*
- *determine and perform the scope of work necessary to develop credible assignment results; and*
- *disclose the scope of work in the report.*

An appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate that the scope of work is sufficient to produce credible assignment results.

**PROBLEM IDENTIFICATION:**

An appraiser must gather and analyze information about those assignment elements that are necessary to properly identify the appraisal, appraisal review or appraisal consulting problems to be solved.

**SCOPE OF WORK ACCEPTABILITY:**

- *The scope of work must include the research and analyses that are necessary to develop credible assignment results.*
- *An appraiser must not allow assignment conditions to limit the scope of work to such a degree that the assignment results are not credible in the context of the intended use.*
- *An appraiser must not allow the intended use of an assignment or a client's objectives to cause the assignment results to be biased.*

**DISCLOSURE OBLIGATIONS:**

The report must contain sufficient information to allow intended users to understand the scope of work performed.

\*USPAP 2024-2025, Edition. The Appraisal Foundation.

**IN PREPARING THIS APPRAISAL WE HAVE:**

- *Made a complete physical interior & exterior inspection of the property on July 1, 2025.*
- *Researched public records for assessment and historical sales information pertaining to the subject property.*
- *Analyzed income and expense information provided by the owner or other sources cited in this report, if applicable.*
- *Researched the demographics and other data affecting the area and neighborhood. Among our sources of information that we referenced were; properties that we have previously appraised in the area, relevant publications, periodicals, U.S. Census data, and other reference material.*
- *Researched pertinent neighborhood data, comparable listings, comparable rentals, and comparable sales.*
- *Gathered comparable improved sales, comparable listings, comparable rentals, comparables expenses, etc. from similar neighborhoods and/or previous appraisals that we have made on similar properties.*
- *Analyzed the current real estate market and trends for the subject's property type, particularly in the subject's market area.*

**IN PREPARING OUR WRITTEN REPORT WE HAVE:**

- *Identified the property by tax identification number and deed references.*
- *Considered the purpose and intended use of the appraisal.*
- *Prepared a brief history of the property.*
- *Stated the current definition of market value and exposure time.*
- *Determined the property rights being appraised as Fee Simple in the property.*
- *Discussed and analyzed to the extent appropriate, the demographic data in the area surrounding the subject, including population characteristics, employment data, income characteristics, school district, and other amenities.*
- *Described the neighborhood surrounding the subject, including highway access and the location and uses of notable properties.*
- *Discussed and analyzed the physical attributes of the subject site.*
- *Discussed and analyzed the physical attributes of the subject building(s).*
- *Analyzed the Highest and Best Use of the site.*
- *Analyzed and discussed the reasoning for choosing the most applicable approach or approaches in determining the value for the subject property.*
- *Considered all three approaches to value and determined which approach or approaches were applicable, given the nature of the assignment and the characteristics of the subject property.*
- *Thoroughly discussed and documented our value conclusions by the applicable approach and or approaches.*
- *Analyzed and discussed the Reconciliation of the applicable approaches and final conclusions of values.*
- *Stated the Assumptions and Limiting Conditions upon which this report was based.*

## APPRAISAL PROCESS

### **Identification of The Appraised Property**

The Property Being Appraised Is Located At 54 W Union Street, Wilkes Barre, PA 18701. It Is Identified by Luzerne County Tax Records as Pin 73-H9SE2-003-010. The subject property consists of a three-story attached commercial building with some lower level finished space.

### **Purpose of The Appraisal**

- The purpose of this appraisal is to estimate the current Opinion of Market Value of the property interest(s) specified in this report as of July 1, 2025, the effective date of this appraisal. The "Prospective Value" value is A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a valued opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.”

### **Intended User of The Appraisal**

Luzerne County

### **Intended Use of The Appraisal**

The appraiser has been engaged by Luzerne County, the client for this appraisal and also the intended user. The appraiser(s) have been informed that the appraisal will be used for the sole purpose of assisting the client in estimating value for internal purposes. Therefore, the intended use of this appraisal is to assist our client, Luzerne County, in the determination of market value for internal purposes.

### **Property Rights Appraised**

The property rights being appraised consist of the Fee Simple Estate of the subject property.

Under fee simple estate the property rights appraised are in fee simple title ownership, assuming no liens or encumbrances other than normal covenants and restrictions of record such as zoning and real estate taxes. As defined in the thirteenth edition of *The Appraisal of Real Estate* as published by the Appraisal Institute, fee simple title means absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

The property rights being appraised consist of fee simple of the subject property.

#### **Personal Property is not included in this Appraisal:**

Any movable equipment, furnishings, and fixtures necessary to the operation of this property were not included in the value of the real estate.

#### **Personal property is defined as follows:**

Personal property is, generally, movable items - that is, those not permanently affixed to and part of the real estate. Thus, personal property is not endowed with the rights of real property ownership. Examples of personal property are furniture and furnishings that are not built into the structure, such as refrigerators and freestanding shelves.

## USPAP REPORTING OPTIONS

To develop the opinion of value as per the request of our client, the appraiser performed a complete appraisal in «**Restricted Appraisal Report**» **Format** according to the guidelines set forth below by the 2024-2025 edition of the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation.

### REPORT COMPARISON CHART:

The essential difference between the two options is in the use and application of the term's "state" and "summarize." "State" is used to connote a minimal presentation of information. "Summarize" is used to connote an expanded presentation of information.

	<b>(a) Appraisal Report</b>	<b>(b) Restricted Appraisal Report</b>
i.	state the identity of the client and any intended users, by name or type;	state the identity of the client by name or type; and state a prominent use restriction that limits use of the report to the client and warns that the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the work file;
ii.	state the intended use of the appraisal;	state the intended use of the appraisal;
iii.	summarize information sufficient to identify the real estate or personal property involved in the appraisal, including the physical and economic property characteristics relevant to the assignment;	state information sufficient to identify the real estate or personal property involved in the appraisal;
iv.	state the property interest appraised;	state the property interest appraised;
v.	state the type and definition of value and cite the source of the definition;	state the type and definition of value and cite the source of the definition;
vi.	state the effective date of the appraisal and the date of the report;	state the effective date of the appraisal and the date of the report;
vii.	summarize the scope of work used to develop the appraisal;	state the scope of work used to develop the appraisal;
viii.	summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained;	state the appraisal methods and techniques employed, state the value opinions(s) and conclusions(s) reached and reference the work file; exclusion of the sales comparison approach, cost approach, or income approach must be explained;
ix.	state the use of the property existing as of the date of value and the use of the real estate or personal property reflected in the appraisal;	state the use of the property existing as of the date of value and the use of the real estate or personal property reflected in the appraisal;
x.	when an opinion of highest and best use or the appropriate market or market level was developed by the appraiser, summarize the support and rationale for that opinion;	when an opinion of highest and best use or appropriate market or market level was developed by the appraiser, state that opinion;
xi.	Clearly and conspicuously. <ul style="list-style-type: none"> <li>• state all extraordinary assumptions and hypothetical conditions; and</li> <li>• state that their use might have affected the assignment results..."</li> </ul>	Clearly and conspicuously. <ul style="list-style-type: none"> <li>• state all extraordinary assumptions and hypothetical conditions; and</li> <li>• state that their use might have affected the assignment results..."</li> </ul>
xii.	include a signed certification in accordance with the Standards Rule 10-3	include a signed certification in accordance with the Standards Rule 10-3

## MARKET AREA OVERVIEW

The subject property is located on the corner of N Franklin and W Union Street, in the City of Wilkes Barre, State of PA. Properties in the surrounding area are primarily commercial/institutional/residential type properties. The market area is a medium to high density populated area.

The subject is located within walking distance of downtown Wilkes-Barre. This area would be the primary retail location for the local marketplace. N Franklin & W Union Streets are moderately traveled highway primarily by the residents within the local surrounding neighborhoods and also provide access to the subject's satellite communities. The subject is also located within two miles of Route 81, Cross Valley Expressway, and Route 309 which also provides access to the subject's satellite communities.

Architecture and design are typical of buildings in the area. Maintenance and appeal levels are average. Marketability, rentability and market value of the properties appear to be average/fair.

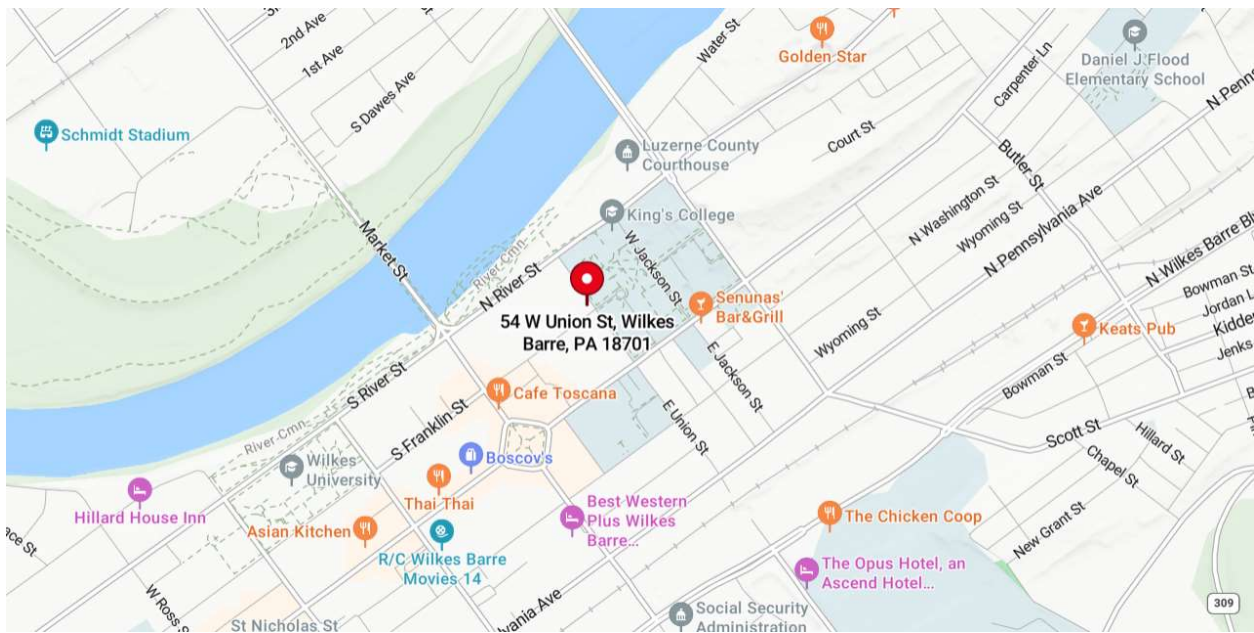
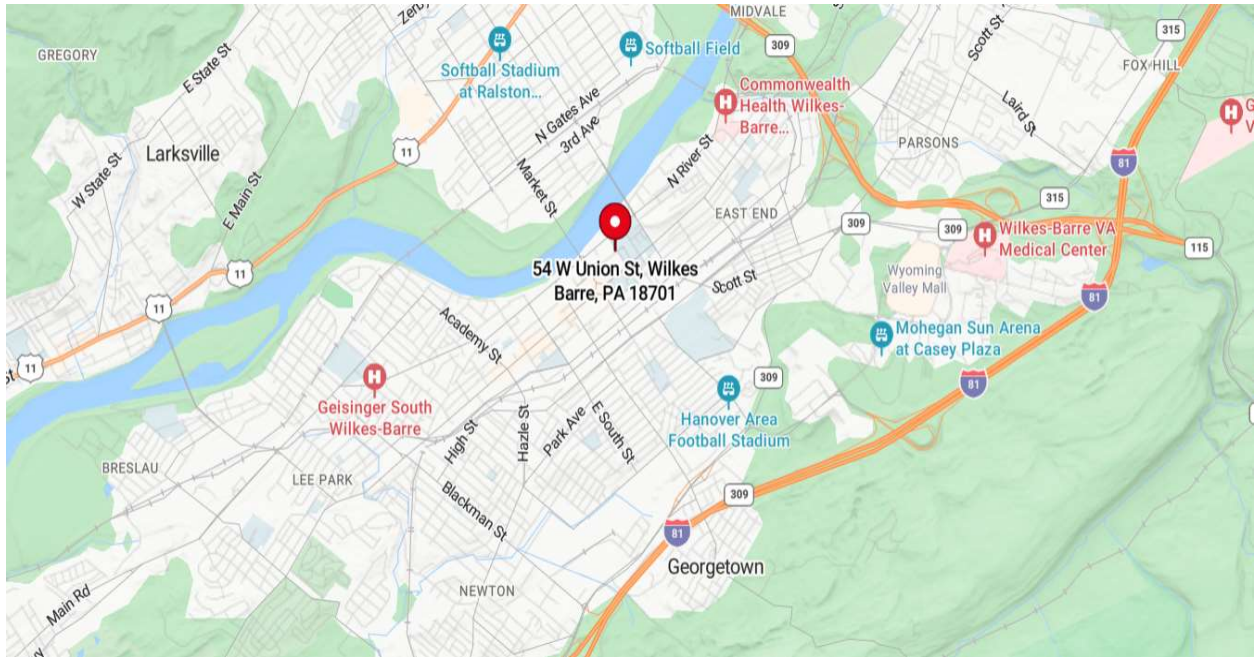
Market supply of this type of property is average/fair and the subject market demand is average/fair. Therefore, marketability of this type of property is average/fair.

Social economic, governmental, physical, and financial factors are average.



Source of above map = Bing Map

**LOCATION MAPS**



AERIEL VIEWS



AERIAL VIEWS



Street scene



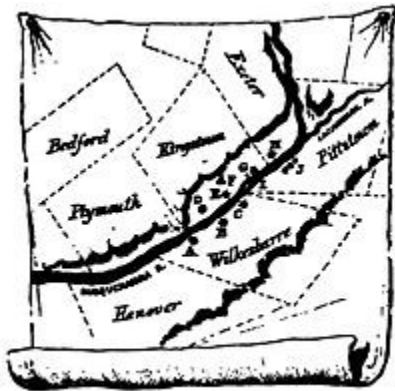
Street Scene

## Wilkes-Barre

**Wilkes-Barre** (/ˈwɪlks bɛər/ or /-bɛəri/) is a city in the Commonwealth of Pennsylvania and the county seat of Luzerne County. It is one of the principal cities in the Scranton–Wilkes-Barre–Hazleton, PA Metropolitan Statistical Area. Located at the center of the Wyoming Valley, it is second in size only to the nearby city of Scranton. The Scranton–Wilkes-Barre–Hazleton, PA Metropolitan Statistical Area had a population of 563,631 as of the 2010 Census, making it the fourth-largest metro/statistical area in the state of Pennsylvania. Wilkes-Barre and the surrounding Wyoming Valley are framed by the Pocono Mountains to the east, the Endless Mountains to the west, and the Lehigh Valley to the south. The Susquehanna River flows through the center of the valley and defines the northwestern border of the city.

Wilkes-Barre was founded in 1769 and formally incorporated in 1806. The city grew rapidly in the 19th century after the discovery of nearby coal reserves and the arrival of hundreds of thousands of immigrants who provided a labor force for the local mines. The coal mining fueled industrialization in the city, which reached the height of its prosperity in the first half of the 20th century. Its population peaked at more than 86,000. However, Following World War II the city's economy declined due to the collapse of industry. The Knox Mine disaster accelerated this trend after large portions of the area's coal mines were flooded. Today the city has a population of 41,498, making it the 13th-largest city in Pennsylvania.

### History



Battle of Wyoming Forts during the Revolutionary War.

### 18th century

In the early 18th century, the Wyoming Valley had been long inhabited by the Shawanese and Delaware Indian (Lenape) tribes. By 1769, a group led by John Durkee was the first recorded Europeans to reach the area. They established a frontier settlement named Wilkes-Barre after John Wilkes and Isaac Barré, two British members of Parliament who supported colonial America.

The initial settlers were aligned with colonial Connecticut, which had a claim on the land that rivaled Pennsylvania's. Armed men loyal to Pennsylvania twice attempted to evict the residents of Wilkes-Barre in what came to be known as the Yankee-Pennamite Wars. After the American Revolution, the conflict was resolved between the states, and Connecticut gave up its claim. The settlers retained title to their lands but transferred their allegiance to Pennsylvania.

In 1797, several decades after the city's founding, Louis Philippe, later the King of France from 1830 to 1840, stayed in Wilkes-Barre while traveling to the French Asylum settlement.<sup>[4]</sup>

## 19th century (industrial foundations)



Wilkes-Barre, Pennsylvania, as depicted on an 1889 panoramic map

Wilkes-Barre's population exploded due to the discovery of anthracite coal in the 19th century; the economic boom resulted in the city being nicknamed "The Diamond City". Hundreds of thousands of immigrants flocked to the city, seeking jobs in the numerous mines and collieries that sprang up. New industries were established and the Vulcan Iron Works was a well-known manufacturer of railway locomotives from 1849 to 1954. Railroads were being constructed across the state and country.

During Wilkes-Barre's reign as an industrial and economic force in America, a number of major companies and franchises became based in the city, such as Woolworth's, Sterling Hotels, Planter's Peanuts, Miner's Bank, Bell Telephone, HBO, Luzerne National Bank, and Stegmaier. In addition, the demolished Old Fell House on Northampton St is believed to be the first place in the entire world where anthracite was burned for heat.<sup>[5]</sup>

## 20th century



Children working under the watch of a man in Wilkes-Barre's coal industry, 1906.

It is said that Babe Ruth hit one of the longest home runs in history in Wilkes-Barre early in the 20th century. This statement is quoted from the Scranton/Wilkes-Barre RailRiders News page:

On October 12, 1926, Babe Ruth visited Wilkes-Barre's Artillery Park to play in an exhibition game between Hughestown and Larksville. Suiting up for Hughestown, the Yankee slugger challenged Larksville's hurler Ernie Corkran to throw him his "best stuff"—a fastball right down the heart of the plate. Corkran obliged and Ruth crushed the pitch into deep right field. When the ball cleared the fence, a good 400 feet away from home plate, it was still rising. It finally landed in Kirby Park on the far side of a high school running track. Ruth himself was so impressed by the feat that he asked for his homer to be measured. Originally estimated at 650 feet, the prodigious blast is considered to be the longest home run in baseball's storied history.<sup>[6]</sup>



South Main Street in 1906.

Wilkes-Barre is the birthplace of the Planters Peanuts Company, which was founded in 1906 by Italian immigrants Amedeo Obici and partner Mario Peruzzi.

The coal industry survived several disasters, including an explosion at the Baltimore Colliery in 1919 that killed 92 miners. It could not survive the gradual switch in the country to other energy sources. Most coal operations left Wilkes-Barre by the end of World War II. The 1959 [Knox Mine Disaster](#), resulting in the flooding of numerous mines, marked the end of King Coal's heyday. Industrial restructuring also caused the city to lose jobs and go into a decades-long decline. It suffered extensive damage from flooding during [Hurricane Agnes](#) in 1972.

In November 1972, 365 subscribers of Service Electric Cable were the first to receive [HBO's](#) service, making Wilkes-Barre the birthplace of modern cable TV programming.<sup>[*citation needed*]</sup>

### ***Flooding***

Manufacturing and retail remained Wilkes-Barre's strongest industries, but the city's economy took a major blow from [Tropical Storm Agnes](#) in 1972. The storm pushed the [Susquehanna River](#) to a height of nearly 41 feet (12 m), four feet above the city's [levees](#), flooding downtown with nine feet of water. A total of 128 deaths were attributed to the storm, the majority of drowning deaths by persons trapped in their cars; almost 400,000 homes and businesses were destroyed; 220,000 Pennsylvanians were left homeless (as were hundreds of thousands in other areas). Damages were estimated to be \$2.1 billion in PA alone. President [Richard Nixon](#) sent aid to the area, after flying over in his helicopter on his way to his Camp David, Maryland retreat, on June 24, 1972.<sup>[*7*][*8*]</sup>

Throughout the 1970s and 1980s, Wilkes-Barre attempted to repair the damage from Agnes by building a levee system that rises 41 feet. It has successfully resisted less threatening floods of 1996, 2004, and 2006. The [Army Corps of Engineers](#) has praised the quality of the levees. In 2006 the city made the front page of national newspapers when 200,000 residents were told to evacuate in the wake of flooding that was forecast to reach levels near that of 1972. Fortunately it fell short of predictions.

In late August 2011, [Hurricane Irene](#) off the New Jersey coast caused the Susquehanna River to rise to flood stage but was no cause for alarm for the city. However, from September 6 to September 8, heavy rains from the inland remnants of [Tropical Storm Lee](#) and [Hurricane Katia](#) offshore funneled heavy rain over the Wyoming Valley and into the Susquehanna River watershed. The Susquehanna swelled to record levels across the state. In Wilkes-Barre it crested on September 9 at an all-time record of 42.66 feet (13.00 m),<sup>[*9*]</sup> nearly two feet higher than water levels reached in 1972's Hurricane Agnes. The levees protected Wilkes-Barre, but nearby boroughs that did not have levees, such as [West Pittston](#), [Plymouth](#), and parts of [Plains Township](#), were affected by extreme flooding and the subsequent water damage.

### **21st century**



This section **needs additional citations for [verification](#)**. Please help [improve this article](#) by [adding citations to reliable sources](#). Unsourced material may be challenged and removed.  
(July 2014) ([Learn how and when to remove this template message](#))

### ***Revitalization and construction***



Luzerne County Courthouse seen from [River Commons](#)

On June 9, 2005, Mayor Thomas M. Leighton unveiled his *I believe...* campaign for Wilkes-Barre, which was intended to boost the city's spirits. Construction began on a planned downtown theatre complex which had a grand opening on June 30, 2006. Renovation of the landmark Hotel Sterling was being pursued by CityVest, a nonprofit developer. The expansion of Wilkes University and King's College took place.<sup>[when?]</sup> Also, the canopy and matching street lights in Public Square and across downtown were removed; the replacements are new green lampposts.

The City of Wilkes-Barre celebrated its 200th anniversary in 2006. Several events, including a Beach Boys concert, were planned but canceled due to extremely heavy rains. Most of the city's population was ordered to evacuate on June 28, 2006. The Bicentennial celebration was postponed to Labor Day weekend, September 3, 2006, and was attended by Pennsylvania Governor Ed Rendell and the Beach Boys.

The Riverfront revitalization project (River Common), broke ground in 2007 and was completed in early 2010. It has made the riverfront accessible to the public. The area also has a new amphitheater for live performances and improved access through ramps and sidewalks. Fountains and color-changing lights have been added underneath two bridges which carry pedestrian traffic across the normally-open levee breaches. The project stretches approximately four blocks from the Luzerne County Courthouse to the intersection of S. River Street and W. South Street. The River Common has since hosted concerts and charity events. Users have complained of insufficient parking close to the river.

Since completion of the River Common, additional improvements to city infrastructure have been progressing. New crosswalks have been installed downtown, including signage emphasizing that pedestrians have the right-of-way. The completion of the James F. Conahan Intermodal Transportation Facility has added parking and relocated Luzerne County buses from their former Public Square staging sites. This has reduced traffic congestion around the square. Private carrier Martz offers coach bus service from the terminal as well.<sup>[10]</sup>

The widening and realignment of Coal Street, a major road connecting Wilkes-Barre city with Wilkes-Barre Township, was completed in 2012. The new Coal Street provides four lanes over the original two lanes, making travel between the highly commercial Wilkes-Barre Township and the city much easier. The 2012 realignment also provides travelers with a spectacular view of the city center when traveling west into Wilkes-Barre City.

### ***Economy and infrastructure***

Wilkes-Barre has the 4th-largest downtown workforce in the state of Pennsylvania.<sup>[citation needed]</sup>

Family Median Income in Wilkes-Barre is \$44,430, compared to the national average of \$64,585. Unemployment in June 2014 was 7%.<sup>[11]</sup> 49% of jobs were either in the sales, office, administrative support or production, transportation, material moving sectors. In 2009 31.9% of residents lived below the poverty line, nearly double the Pennsylvania average of 16.4%.<sup>[12]</sup> Large employers in the city include GUARD Insurance Group, and Lord & Taylor.

### ***Transportation***

Interstate 81 passes north-south near Wilkes-Barre, and the city is also located near the Northeast Extension of the Pennsylvania Turnpike and is about 10 miles (16 km) north of Interstate 80.

Public transportation is provided by the Luzerne County Transportation Authority. In addition to servicing the main arteries of the city, it provides transportation for the northern half of the county, as well as a connecting bus to Scranton via an interchange at Pittston with County of Lackawanna Transit System (COLTS), the public transit authority of Lackawanna County.

The city was at one time served by the Lehigh Valley Railroad, Central Railroad of New Jersey, the Delaware, Lackawanna and Western Railroad (later Erie Lackawanna Railway), Delaware and Hudson Railway, the Pennsylvania Railroad, the Wilkes-Barre and Eastern Railroad, and the Lackawanna and Wyoming Valley Railroad (known as the Laurel Line). The Wilkes-Barre Traction Company formed a streetcar line from Georgetown to Nanticoke and over the river into Plymouth ceasing operations in the mid-1940s. At present, the Canadian Pacific Railway (successor to the Delaware and Hudson) and the Luzerne and Susquehanna Railroad (designated-operator of a county-owned short line) provide freight service within the city.

## **Airport**

Five international airlines fly from the Wilkes-Barre/Scranton International Airport in nearby Pittston Township. Smaller, private planes may also use the Wilkes-Barre Wyoming Valley Airport in Forty Fort.

## **Geography**



Downtown panorama from Laurel Run.



Wilkes-Barre with Susquehanna River

According to the United States Census Bureau, the city has a total area of 7.2 square miles (19 km<sup>2</sup>), of which 6.8 square miles (18 km<sup>2</sup>) is land and 0.3 square miles (0.78 km<sup>2</sup>), or 4.60%, is water. While the Susquehanna River has a wide floodplain that has necessitated the construction of floodwalls to protect a large percentage of the city, the areas away from the river increase in elevation approaching Wilkes-Barre Mountain. The elevation of the downtown is about 550 feet (170 m) above sea level.

## **Neighborhoods**

Wilkes-Barre houses several neighborhoods, which are:

**Central City** The area now referred to as "Downtown", between South and North Streets, and bordered by River Street and Wilkes-Barre Boulevard to the West and East respectively, is the original foundation of Wilkes-Barre, the 16 blocks claimed by the Connecticut settlers who founded the city. Throughout the city's history, the area has remained a hub for all of Luzerne County. During the city's boom, this small area was home to the headquarters of more than 100 national corporations. Today, it still houses the NEPA Headquarters for Verizon, Citizen's Bank, Blue Cross, PNC Bank, Luzerne National Bank, Guard Insurance, and a number of other companies. An estimated 40,000 people live and/or work in Downtown Wilkes-Barre every day.

**North End** This is the area northeast of Downtown. It comprises a number of urban and suburban communities and is renowned for its interesting and beautiful architecture.

**Parsons** This is a quiet part of town with a suburban atmosphere. It includes two city parks, a golf course, and a number of factories.

**Miners' Mills** Named after an early prominent local family, it is the last neighborhood on the northeastern border of the city.

**South Wilkes-Barre** This is the area directly southwest of Downtown. Home to the national headquarters of Planter's Peanuts and the Bell Telephone Company in the 20th Century. The tallest church in Luzerne County, St. Nicholas Roman Catholic Church, dominates the south end skyline at nearly 200'.

**East End** This is the area directly east of Downtown. East End, along with Heights and Mayflower, are fairly new areas compared to the rest of the city, having only been developed in the 20th Century. Old pictures of the Stegmaier Building (which is the oldest high rise in Wilkes-Barre and the last one on Downtown's eastern border) show that everything east of Downtown was forests and coal mines.

**Heights** This is the area southeast of Downtown centered between East End and Mayflower.

**Mayflower** This area is located south of Downtown. Once, a wealthy area home to many beautiful mansions owned by various "big wigs", the area is now a more affordable neighborhood, also housing the OKT, Lincoln Plaza, and Park Avenue residential housing communities. It can be argued that from the high streets of Mayflower, the best view of the downtown skyline can be seen.

**Rolling Mill Hill** This is the area located in the southwestern area of the city.

**Goose Island** this is the area located in the southwestern area of the city between Rolling Mill Hill and South Wilkes-Barre.

**Iron Triangle** This is the area just southwest of Downtown.

**Other Neighborhoods and Sub-neighborhoods** There are other smaller neighborhoods and sub-neighborhoods, such as Brookside, Upper Miners' Mills, Lower Miners' Mills, and Barney Farms to name a few.

#### **Adjacent municipalities**

- Wilkes-Barre Township (southeast)
- Plains Township (east and northeast)
- Kingston (north)
- Edwardsville (northwest)
- Larksville (west)
- Hanover Township (southwest)
- Bear Creek Township (southwest)

## ***Education***

Wilkes-Barre has four high schools (James M. Coughlin High School, G.A.R. (Grand Army of the Republic) Memorial High School, Holy Redeemer High School and Elmer L. Meyers High School) and six tertiary education institutions (King's College, Wilkes University, Misericordia University, Luzerne County Community College, Penn State Wilkes-Barre, and The Commonwealth Medical College).

## ***Sports and recreation***

### **Parks**

Wilkes-Barre has a Downtown Riverfront Park system that contains 91 acres of open space in Wilkes-Barre, Kingston, and Edwardsville.<sup>[24]</sup>

Kirby Park is a public park located along the western bank of the Susquehanna River. Kirby Park is one of the region's most valued recreational resources. Given to the City of Wilkes-Barre by the Kirby Family, the park welcomes hundreds of thousands each year. The park is the setting for the City of Wilkes-Barre's annual Cherry Blossom Festival, held during the last weekend of April and the city's Old Fashioned 4 July Celebration. Its amenities include tennis courts, a fitness trail, pond, walking paths, running track, softball fields, parking area, volleyball courts, pavilions and more.<sup>[25]</sup>

Nesbitt Park is a small public park located across Market Street from Kirby Park on the west side of the Susquehanna River. It has walking paths and areas for picnicking.

The River Common is located along the eastern bank of the Susquehanna River. The Market Street Bridge bisects the park. Its features include a 750-person amphitheater, paved walk-ways, gardens, ornamental trees, grand common and seating area, fishing pier, and two grand gateways connecting the city to the river.

## PENNSYLVANIA COUNTY

### **Luzerne County**

From Wikipedia, the free encyclopedia

**Luzerne County** is a county in northeastern Pennsylvania, with a total population of 320,918 (as of the 2010 census). It is located in the northern anthracite area called The Coal Region. Its county seat is Wilkes-Barre. It is part of the Scranton–Wilkes-Barre metropolitan area.)

**Geography** = According to the U.S. Census Bureau, the county has a total area of 907 square miles (2,350 km<sup>2</sup>), of which 891 sq mi (2,307 km<sup>2</sup>) is land and 16 sq mi (42 km<sup>2</sup>) (1.80%) is water.[9] The Wyoming Valley in the North and Mid part of the county is flat at the Susquehanna Basin and rises from 700 feet (210 m) to 2,000 feet (610 m) in some places. Bear Creek, on the eastern side of the valley, has a mean elevation of about 2,000 feet (610 m), while Pittston, on the Susquehanna Basin, is about 700 feet (210 m). The Valley goes as north as Exeter Township-Dallas Township to as on the west side from Plymouth Township-Bear Creek Township and as on the east side from Duryea to Bear Creek Township; South as Hanover Township to Bear Creek Township. The county is crossed by a series of east-to-west mountains. The Susquehanna River drains most of the county while the Lehigh River drains some eastern and southeastern portions and forms part of its southeast boundary.

#### **Adjacent counties**

- Wyoming County (north)
- Lackawanna County (northeast)
- Monroe County (east)
- Carbon County (southeast)
- Schuylkill County (south)
- Columbia County (west)
- Sullivan County (northwest)

#### *Surrounding Counties Map*



*Source of above map = = <http://geology.com/county-map/pennsylvania.shtml>*

## Demographics

According to the census of 2000, there were 319,250 people, 130,687 households, and 84,293 families residing in the county. The population density was 358 people per square mile (138/km<sup>2</sup>). There were 144,686 housing units at an average density of 162 per square mile (63/km<sup>2</sup>).

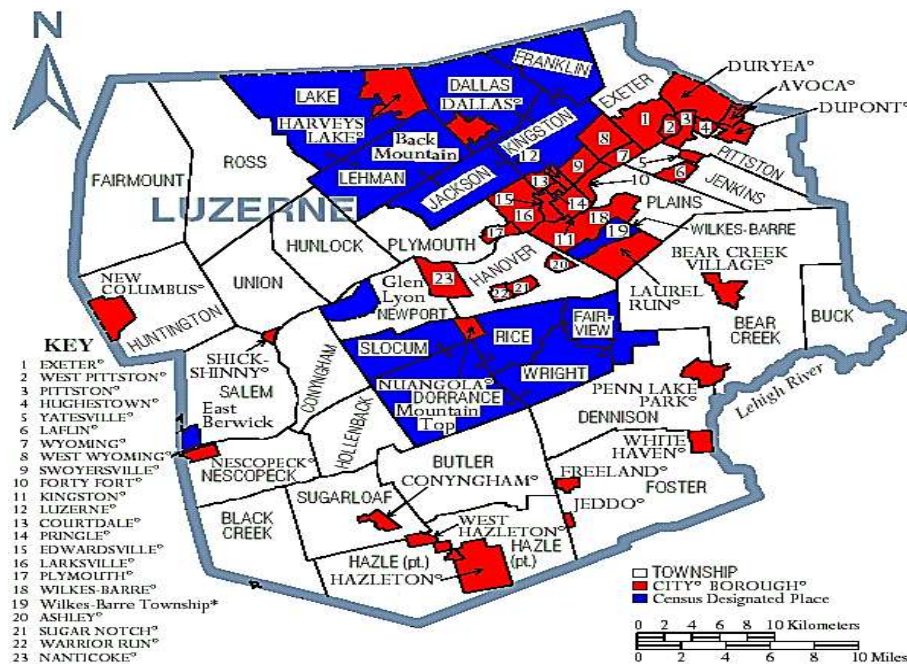
There were 130,687 households out of which 26.50% had children under the age of 18 living with them, 48.80% were married couples living together, 11.50% had a female householder with no husband present, and 35.50% were non-families. 31.30% of all households were made up of individuals and 16.00% had someone living alone who was 65 years of age or older. The average household size was 2.34 and the average family size was 2.95.

In the county, the population was spread out with 21.00% under the age of 18, 8.10% from 18 to 24, 27.20% from 25 to 44, 24.00% from 45 to 64, and 19.70% who were 65 years of age or older. The median age was 41 years. For every 100 females there were 93.00 males. For every 100 females age 18 and over, there were 89.50 males.

## Municipalities

Under Pennsylvania law, there are four types of incorporated municipalities: cities, boroughs, townships, and, in the case of Bloomsburg, towns. The following cities, boroughs and townships are located in Luzerne County:

Luzerne County Map



Source of above map = From Wikipedia, the free encyclopedia

### Cities

- Hazleton: 25,340
- Nanticoke: 10,465
- Pittston: 7,739
- Wilkes-Barre (county seat): 41,498

### Boroughs

- Ashley
- Avoca
- Bear Creek Village
- Conyngham
- Courtdale
- Dallas
- Dupont
- Duryea
- Edwardsville
- Exeter
- Forty Fort
- Freeland
- Harveys Lake
- Hughestown
- Jeddo
- Kingston
- Laflin
- Larksville
- Laurel Run
- Luzerne
- Nescopeck
- New Columbus
- Nuangola
- Penn Lake Park
- Plymouth
- Pringle
- Shickshinny
- Sugar Notch
- Swoyersville
- Warrior Run
- West Hazleton
- West Pittston
- West Wyoming
- White Haven
- Wyoming
- Yatesville

### **Townships**

- Bear Creek Township
- Black Creek Township
- Buck Township
- Butler Township
- Conyngham Township
- Dallas Township
- Dennison Township
- Dorrance Township
- Exeter Township
- Fairmount Township
- Fairview Township
- Foster Township
- Franklin Township
- Hanover Township
- Hazle Township
- Hollenback Township
- Hunlock Township
- Huntington Township
- Jackson Township
- Jenkins Township
- Kingston Township
- Lake Township
- Lehman Township
- Nescopeck Township
- Newport Township
- Pittston Township
- Plains Township
- Plymouth Township
- Rice Township
- Ross Township
- Salem Township
- Slocum Township
- Sugarloaf Township
- Union Township
- Wilkes-Barre Township
- Wright Township

### **Census-Designated Places**

Census-designated places are geographical areas designated by the U.S. Census Bureau for the purposes of compiling demographic data. They are not actual jurisdictions under Pennsylvania law.

- Beech Mountain Lakes
- Browntown
- Chase
- East Berwick
- Georgetown
- Glen Lyon
- Harleigh
- Hickory Hills
- Hilldale
- Hudson
- Inkerman
- Lattimer
- Mocanaqua
- Mountain Top
- Nuremberg
- Pardeesville
- Pikes Creek
- Plains
- Shavertown
- Sheatown
- Silkworth
- Trucksville
- Upper Exeter
- Wanamie
- West Nanticoke
- Weston

## Recreation

There are four Pennsylvania state parks in **Luzerne County**:

- Frances Slocum State Park (northern Luzerne County)
- Lehigh Gorge State Park (eastern Luzerne County)
- Nescopeck State Park (southern Luzerne County)
- Ricketts Glen State Park (western Luzerne County)

## Education

### Public School Districts

- Berwick Area School District (also in Columbia County)
- Crestwood School District
- Dallas School District
- Greater Nanticoke Area School District
- Hanover Area School District
- Hazleton Area School District (also in Carbon and Schuylkill Counties)
- Lake-Lehman School District (also in Wyoming County)
- Northwest Area School District
- Pittston Area School District
- Wilkes-Barre Area School District
- Wyoming Area School District (also in Wyoming County)
- Wyoming Valley West School District

### Charter Schools

Bear Creek Community Charter School

### Public Vocational Technical Schools

West Side Area Vocational Technical School

### Private Schools

- Dallas Township School
- Graham Academy
- Holy Redeemer High School
- Jenny Lynn Ferraro Academy
- Milford E Barnes Junior School
- MMI Preparatory School
- New Story School
- Wilkes Barre Academy
- Wyoming Seminary<sup>[15]</sup>
- 
- **Colleges And Universities**
- Luzerne County Community College
- King's College
- Misericordia University
- Penn State Hazleton
- Penn State Wilkes-Barre
- Wilkes University

**SITE DATA**

LEGAL DESCRIPTION: Pin # 73-H9SE2-003-010

TOTAL LAND AREA:

**.06+/- acreage**

**\*The acreage described herein is approximate. Therefore, it is highly recommended that any potential purchaser have a survey performed to verify the acreage described herein.**

TOPOGRAPHY: The site sits at street grade.

UTILITIES: Public water, sewer, gas, electricity, telephone serve the sites.

STREET(S): N Franklin Street & W Union Streets are macadam paved.\* N Franklin Street is a one-way street....

PARKING AREA & DRIVEWAY: The subject has street parking only..

FLOOD ZONE: Subject Property Appears To Be Located In Flood Zone X500 as Indicated On FLOOD MAP #42079C0357F Dated 06-20-2024.

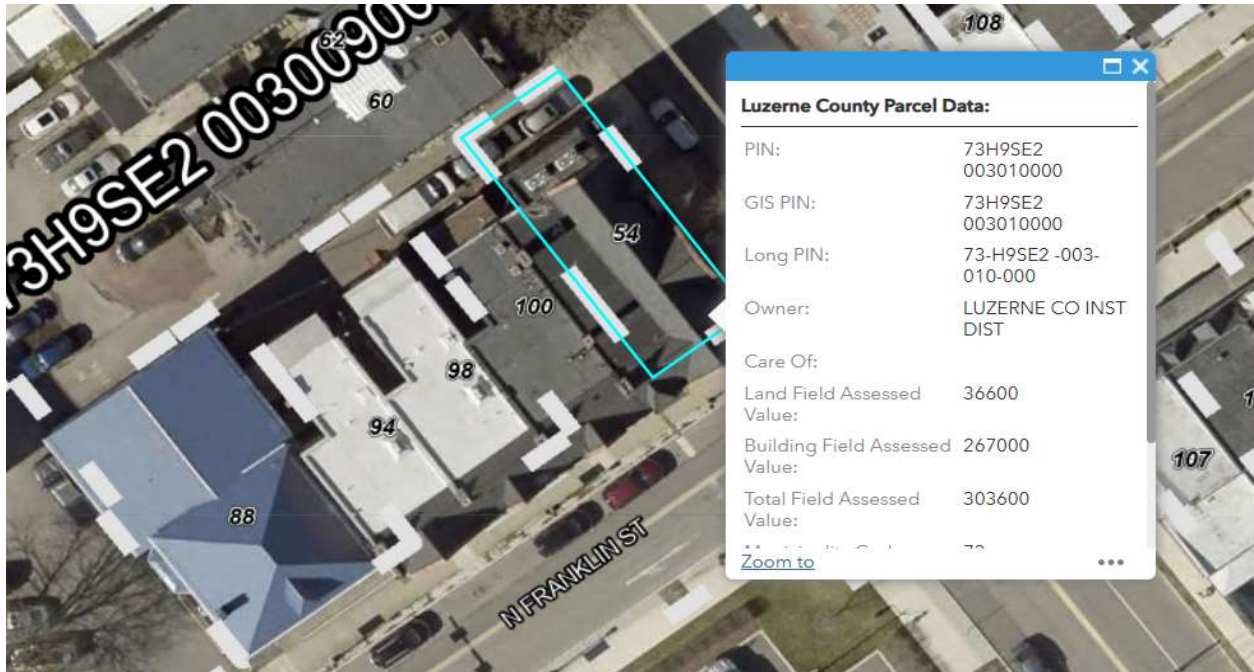
**Note: the subject property's neighborhood is protected by a levee system. Fema defines a levee as a "man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding."**

**A levee system is constructed to reduce the risk of flooding; however, a levee system can't eliminate all flood risk. There are still risks associated with levee systems, such as the flood water exceeds the capacity of a levee by either by being over topped or breached.**

ZONING: S-1- Special purpose zoning district according to Wilkes Barre Zoning Department.

ENCUMBRANCES: See chain of title and liens recorded. Survey and title examination are recommended by any new potential buyer(s). Value estimated herein is predicated upon fully marketable title, title insurance and clear title in fee simple.

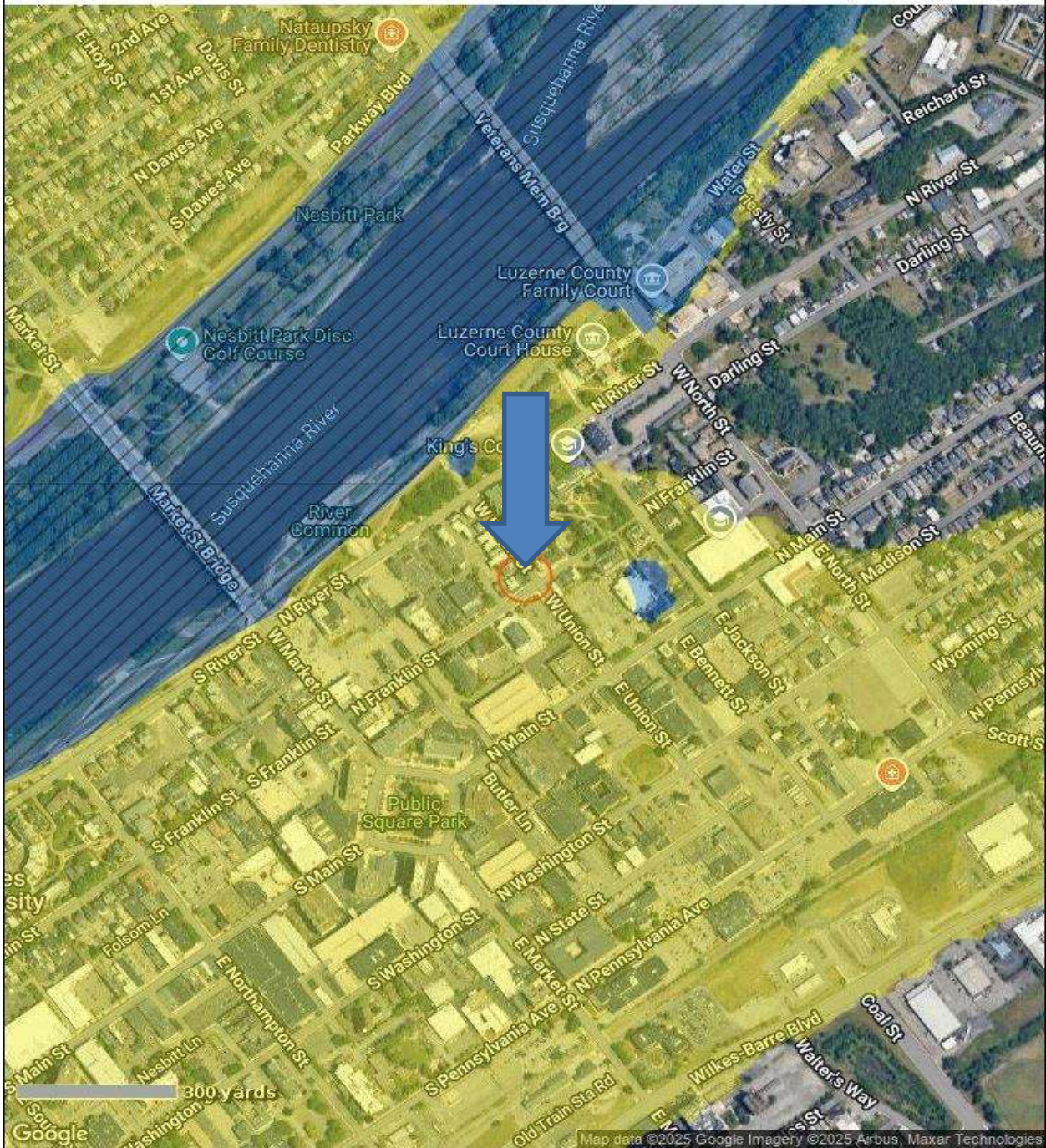
SITE/TAX MAPS



FLOOD MAP

InterFlood by a la mode

Prepared for: Nasser Appraisal Service  
 54 W Union St  
 Wilkes Barre, PA 18701-1410



**MAP DATA**

FEMA Special Flood Hazard Area: No  
 Map Number: 42079C0357F  
 Zone: X500  
 Map Date: June 20, 2024  
 FIPS: 42079

**MAP LEGEND**

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

Powered by CoreLogic®

**BUILDINGS SPECIFICATIONS**

**Subject (6,324 S.F. +/-)**

<b>STORIES:</b>	3 stories
<b>ESTIMATED AGE:</b>	75-100 years +/-
<b>CONDITION:</b>	Average/fair
<b>BUILDING SIZE:</b>	6,324 SF +/-
<b>EXTERIOR FACADE:</b>	Masonry
<b>ROOF:</b>	Shingle
<b>BASEMENT:</b>	Yes, partly finished
<b>FOUNDATION:</b>	Masonry
<b>HEATING/ AC:</b>	Steam/ductless
<b>WATER/SEWER</b>	Public water/sewer
<b>WALLS/CEILING:</b>	Drywall/ Plaster/paneling/suspended
<b>LIGHTING:</b>	Florescent/fixtures
<b>FLOORS:</b>	Carpet/vinyl
<b>WINDOWS:</b>	Double Hung/plated glass
	**The building starts where the black arrow begins.



The first, second, and third floors consist of office space, work area, conference rooms and bathrooms. The lower level has offices, kitchen, and mechanical room. The lower level appears to have sustained water damage as some of the walls/floors are exposed with no finishings.

**Additional Photos**



Rear/side view



Rear view

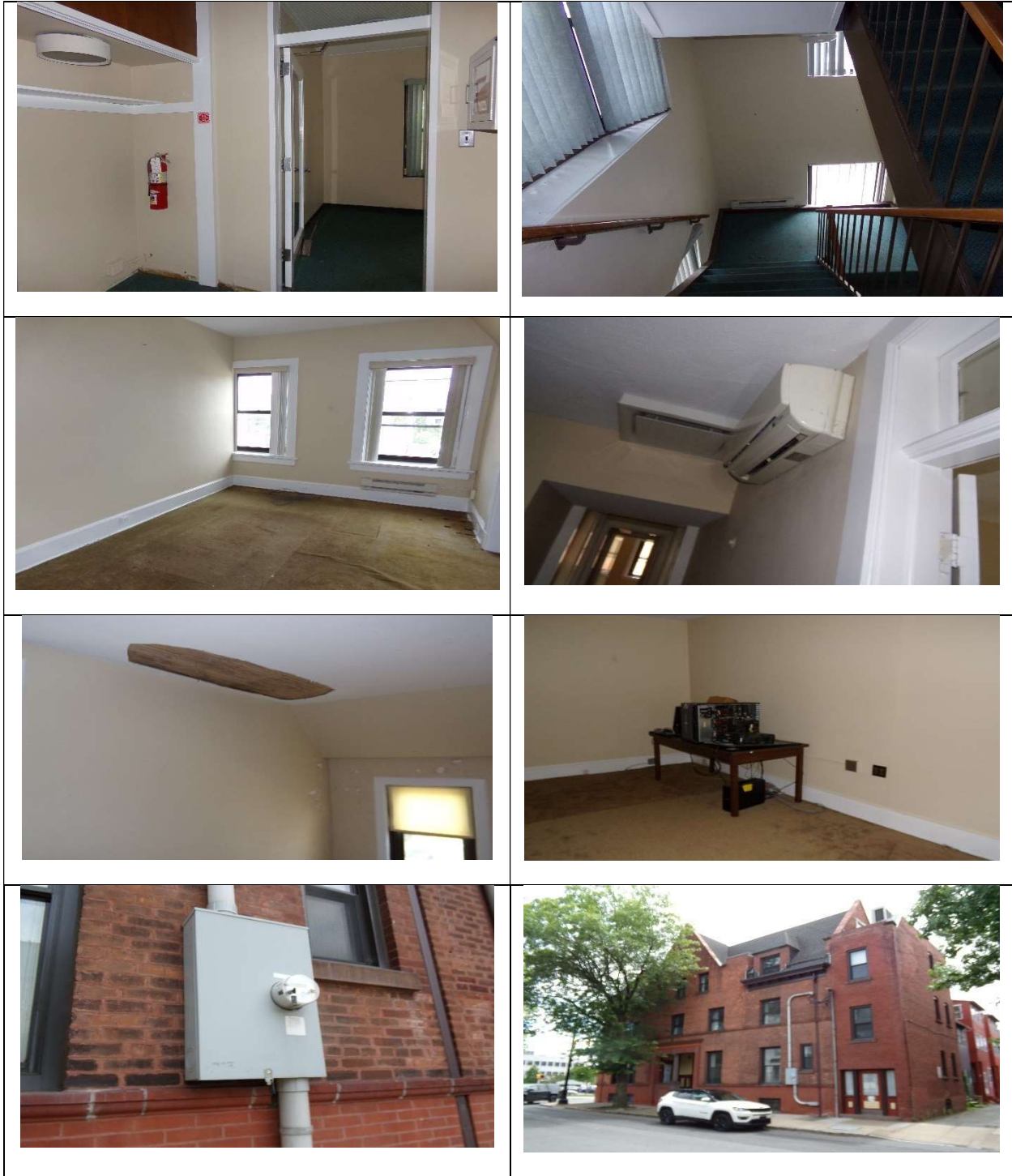
**INTERIOR PHOTOS**  
**Lower level**



**INTERIOR PHOTOS**  
Sample of photos for Floor One, Two, and Three



**INTERIOR PHOTOS**  
Sample of photos for Floor One, Two, and Three





**HIGHEST AND BEST USE ANALYSIS**

In determining the Highest and Best Use for the subject site, we have analyzed the probable uses of the subject property based upon the criteria of being legally permissible, physically possible, financially feasible and maximally productive. We first eliminated those uses that were obviously not suitable for this property either because of zoning or physical incompatibility. We then considered those uses that would have a reasonable probability of being the Highest and Best Use based upon current zoning and physical adaptability. Finally, we chose that use or uses that appeared to best fit the criteria of being financially feasible and maximally productive.

(1)	<b>Highest and Best Use</b> is ‘that reasonable and probable use’ that will support the highest present value, as defined, as of the effective date of the appraisal.
(2)	Both the <b>site and the improved property</b> have a highest and best use (or most probable use) at any given point in time. The highest and best use of the improved property may or may not be the same as the highest and best use of the site.
(3)	The determination of highest and best use results from the appraiser’s judgment and analytical skills, i.e., the use determined for analysis represents an opinion, not a fact to be found.
(4)	Highest and Best Use must be <b>reasonable, probable, and proximate</b> (likely to occur soon, if not immediately). It is not speculative or conjectural. It may or may not be present use of either the site or the improved property.
(5)	Highest and best use can <b>change</b> over time as external market forces change. They include effective demand, public tastes and standard land use requirements (especially zoning), and competition. In addition, the character of the subject property itself may change, thereby changing its highest and best use.

**Definition of Highest and Best Use**

Highest and Best Use is defined as: "the reasonable and probable use that supports the highest present value, as defined, as of the date of the appraisal." Alternatively, it is defined as "The use from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value."<sup>17</sup>

**17 *The Appraisal of Real Estate, 12th. Edition* (Appraisal Institute, Chicago, IL, 2001), p.305&p.244**

**HIGHEST AND BEST USE  
THE APPRAISER IS GUIDED BY ESSENTIALLY  
FOUR STAGES OF ANALYSIS, NAMELY:**

(1)	<b>Possible Use (Physical).</b> What are the physically possible on the subject site or in the subject improvements, given the characteristics revealed by the property analysis?
The Subject Property's Highest & Best Use would be office type or similar type use with zoning approval from City of Wilkes Barre	
(2)	<b>Permissible Use (Legal).</b> What uses are permitted under existing zoning and other land use regulations and controls, and under existing deed restrictions for the subject property?
The Subject Property's Highest & Best Use would be office type use or similar type use with zoning approval from City of Wilkes Barre	
(3)	<b>Feasible Use (Appropriate).</b> Among legally permitted and physical possible uses for the subject property which are appropriate given the characteristics revealed by market, and property analysis uses which produce any net return to the owner, or positive net present value?
The Subject Property's Highest & Best Use would be commercial type such as office type use or similar type use with zoning approval from City of Wilkes Barre	
(4)	<b>Highest and Best Use.</b> Among appropriate or feasible uses for the subject property, which use will produce the highest present value.
The Subject Property's Highest & Best Use would be commercial type such as office type use or similar type use with zoning approval from City of Wilkes Barre	

<b><u>Highest and Best Use as if Vacant Land</u></b>
Possible Commercial office type use or assuming the use is feasible with City of Wilkes Barre
<b><u>Highest and Best Use as Improved</u></b>
The Subject Property highest and best use would be the commercial office type use with zoning approval from City of Wilkes Barre.

**\*\*An analysis related to the highest and best use *as vacant* seeks to identify the highest and best use of the land as if it were available for development. In this hypothetical development, the appraiser identified this type of use to be Commercial/office type development, subject to approval from the zoning officer and Hanover Industrial Estates, which would be favorable as the location could yield a meaningful scale. This was based on the size of land, location, access. agricultural type uses would not be favorable due to the location of the site.**

**\*THE USER OF THIS REPORT MUST UNDERSTAND THE DEMAND FOR OFFICE SPACE HAS SOFTENED AND THERE IS A WEAK DEMAND FOR THIS TYPE OF SPACE. THEREFORE, AN ALTERNATIVE TYPE OF USE SUCH AS FLEX SPACE, RETAIL, START-UP INCUBATORS, HOUSING, PRIVATE SCHOOLS, OR SIMILAR TYPE USE SUBJECT TO ZONING APPROVAL FROM CITY OF WILKES BARRE WOULD BE MORE IN DEMAND WITH THE LOCAL MARKET.**

## VALUATION METHODOLOGY

Having determined that the Highest and Best Use of the subject property is at its present use, we proceeded with our analysis. This included a review of the market and an assessment of the potential demand for similar properties. Finally, we estimated the Market Value of the subject property using the applicable approaches to value.

**The Valuation Process** - The valuation process is a systematic approach that identifies the appraisal problem, analyzes a property's characteristics, and generally engages three common valuation methods to form an opinion of market value.

The steps in the valuation process include:

- Identification of the problem
- Scope of work determination
- Data Collection and Property Description
- Data Analysis
- Site Value Opinion
- Application of the Approaches to Value
- Reconciliation of Value indicators and final Opinion of Value

### **Report of Defined Value**

There are three generally accepted approaches to value in the appraisal of real property. These are summarized as follows.

The **Income Approach** consists of estimating the potential annual gross income using actual or market derived rentals. Deducted from this amount, to arrive at a projected net income, are projected vacancy, annual expenses, and an estimated reserve for replacement. The resulting net income is capitalized into value.

The **Sales Comparison Approach** consists of analyzing the sale of comparable properties within the immediate area and/or in similar locations by a comparison of their respective similarities and differences. A judgment is then made as to the value of the subject property, based upon the adjusted values.

The **Cost Approach** consists of estimating the cost new of building improvements, deducting depreciation from all sources, and adding the value of the land and lot improvements. It is often the most difficult approach to apply to existing buildings because of the problem encountered in accurately estimating depreciation.

All three approaches were considered. The Cost Approach was not developed.

19 The Appraisal of Real Estate 13th Edition, Pages 129 and 131 Appraisal Institute

## INCOME APPROACH

The Income Approach considers the return on Investment and is similar to the method that investors typically use to make their investment decisions. It is most directly applicable to income producing property because the expectation of income is the primary motivating factor for the purchase of real estate. Other important considerations are leverage, tax advantages through depreciation, and pride of ownership. In addition, the investor also benefits from equity build-up due to mortgage loan amortization and potential increases in value.

The Income Approach consists of first estimating the probable annual gross income, based upon actual leases or market rentals. From this amount is deducted an allowance for vacancy and rent loss, based upon the property's historical operating experience and/or future projections. Next, all expenses attributable to the real estate are deducted. Also deducted, when appropriate, is a Reserve for Replacement of short-lived components that would normally be replaced during the investment holding period. The resulting net income is then converted into value by capitalization.

This approach to value was used and deemed a contributing factor in the valuation process, however, it also was given less weight due to the fact mortgage, and income & expense assumptions were estimated & used in this approach.

### FINAL VALUE BY THE INCOME APPROACH

The subject's projected annual income and expenses over the holding period of our analysis and the assumptions above were used to calculate the present value of the annual cash flows by the Discounted Cash Flow Method. An indicated value of \$355,273.00 was calculated. This value has been rounded to \$355,000.00. On the pages that follow is presented various reports and calculations that document our analysis of the income for the subject property. Also included is a discussion of the pertinent factors and mathematical techniques that were employed.

**FINAL VALUE BY THE INCOME APPROACH**  
**THREE HUNDRED FIFTY-FIVE THOUSAND DOLLARS**  
**\$355,000.00**  
**SUPPORTING INCOME DOCUMENTATION**

On the pages that follow is presented various reports and calculations that document our analysis of the income for the subject property. Also included is a discussion of the pertinent factors and mathematical techniques that were employed.

\*DCF analysis was completed with the software program Professional Investment Analyst Version 21.1.2 . Cash flows & expense forecasts are based on current cash flow & expense estimates, and it is unknown by this appraiser whether these estimates will be realized throughout the estimated holding period of this analysis.

**Gross Income Estimate**

To verify that the subject's projected rental rate is at fair market value and to arrive at a projected gross income, we made an examination of the rentals of other similar buildings in the market area. We evaluated the area's rental environment, market orientation, and comparable rental facilities. Our investigation was limited to properties that were similar in style and/or age and had tenant appeal similar to that of the subject property.

This appraiser researched and analyzed comparable Office type properties with space currently offered for lease. The active comparable rental offerings range of \$8.50 psf to \$19.00 psf annual. After adjusting comparables for their differences, the appraiser utilized estimated lease income of \$8.50 psf for purpose of this analysis. **\*\*based the leaseable square footage at 5,712 sf +/-**

**COMPARABLE SALE ONE**

Address:	201 Lackawanna Avenue, Scranton, PA 18503
Property Type:	Office
Parking on Site:	Yes
Leased space:	6,500 sf +/-
Lease Status:	Executed
Rent:	\$19.00
Lease Type:	NNN
Source:	Co-star



**COMPARABLE SALE TWO**

Address:	30 ED Preate Drive, Moosic, PA 18507
Property Type:	Office
Parking on Site:	Yes
Leased space:	5,765 sf +/-
Lease Status:	Executed
Rent:	\$14.00
Lease Type:	NNN
Source:	Co-star



**COMPARABLE SALE THREE**

Address:	1092 Highway 315 Blvd, Wilkes Barre, PA 18702
Property Type:	Office
Parking on Site:	Yes
Leased space:	3,0000 sf +/-
Lease Status:	Executed
Rent:	\$12.50
Lease Type:	NNN
Source:	Co-star



**COMPARABLE SALE FOUR**

Address:	401 Laurel Street, Pittston, PA 18640
Property Type:	Office
Parking on Site:	Yes
Leased space:	3,000 sf +/-
Lease Status:	Executed
Rent:	\$8.50
Lease Type:	NNN
Source:	Co-star



### **Gross Income**

Based upon current rentals, potential gross income for the first year of our analysis, before an allowance for vacancy and rent loss, amounts to \$48,552.00.

### **Vacancy and Rent Loss**

Even when a building is fully occupied as of the date of the appraisal, it is prudent to anticipate some rent loss over the projected period. Based upon our analysis of the current rental market a vacancy rate for the first year for the subject property is projected at 5.00% or 2,428.00.

### **Effective Gross Income**

Deducting the first-year vacancy and rent loss of \$2,428.00 leaves an Effective Gross Income for the first year of our analysis of \$46,124.00. Annual income for each year of our projected holding period is contained in this report.

### **Estimate of Expenses**

To arrive at a projected annual Net Income, it is necessary to deduct those expenses that are typical and recurring for the subject property. These are expenses related directly to the operation of the real estate. After considering all of the above, a projection of expenses was made. The expenses for the subject property for the first year of our analysis were estimated at \$6,612.00 The appraiser based on a triple net lease with owner paying management and misc expenses only. **\*The reader of this report must understand the subject is tax exempt. Therefore, any potential purchaser or potential renter must verify the taxes that would apply to this property if it was not tax exempt.**

### **Projected Net Income**

Deducting the total estimated first year expenses from the first year Effective Gross Income of \$46,124.00 leaves a first year Net Income for the subject property of \$39,512.00. Annual Income, Vacancy, Expenses, and Projected Net Income for each year of our analysis are located in the addenda of this report.

### **Reversion at the end of the holding period**

The estimate of the Reversion is an integral part of any valuation method that relies upon the projection of future cash flows. The Reversion is the net cash received by the investor upon sale of the property at the end of our projected holding period of 10 years. Net cash proceeds are calculated by estimating the sale price of the property at the end of the holding period and then deducting any remaining mortgage balance and selling expenses incurred by the seller. The future sale price at the end of the 10th year is \$392,442.00 rounded to \$392,000.00.

**CAPITALIZATION OF NET INCOME**

Capitalization is the process of converting into present value (or obtaining the present worth of) a series of anticipated future periodic installments of net income. It is the procedure of expressing such anticipated future benefits of ownership in dollars and processing them into a present worth at a rate that is attracting purchase capital to competitive investments.

The types of capitalization are Yield Capitalization and Direct Capitalization.<sup>2</sup>

Yield Capitalization

This method of capitalization uses the discounting procedure to convert future benefits to present value on the premise of a required level of profit or rate of return on invested capital.

Direct Capitalization

This method is used to convert an estimate of a single year's income expectancy into an indication of value in one direct step.

The Direct Capitalization method, using a rate abstracted from the market was not used because there was insufficient income and expense data available for the known comparable sales. Detailed income and expense histories are vital to abstracting a capitalization rate that is reliable.

We have chosen a yield capitalization method in our analysis of income. Two generally accepted methods of yield capitalization are the **Mortgage Equity Technique** and the **Discounted Cash Flow Method**. In all methods of yield capitalization, the future benefits that will be derived from a property are discounted to their present worth to estimate a "present value". The benefits typically considered consist of periodic net income, the growth in periodic net income, the equity build-up through mortgage loan amortization, and the reversion of the sales proceeds in excess of the mortgage loan balance and other costs at the end of the term. The rate at which these cash flows and reversion are discounted to a present value is designated by various analogous terms. Among them are the Equity Yield Rate, the Internal Rate of Return (IRR) and the Discount Rate. IRR is considered by many financial analysts to be the most comprehensive measure of financial benefits that will be received by the investor during the period of ownership.

The Mortgage Equity Technique was not used in our analysis to develop the income value because the expected net income generated by the subject property will vary from year to year over the projected holding period of our analysis. Since the capitalization rate derived using the Mortgage Equity technique is applied to the first year's net income, it would not be proper to apply this rate to a net income that fluctuates each year due to the existing lease contracts, projected rentals, fluctuating expenses, or vacancy that varies from year to year. In these instances, the proper technique is the Discounted Cash Flow Method. However, we did use the Mortgage Equity Technique to develop the Terminal Year capitalization rate because income and expenses are projected to be stabilized in the terminal year and beyond.

**Obtained from Realty Rates**

<b>Maximum</b>						
Spread Over 10-Year Treasury	6.70%	<b>DCR Technique</b>	2.15	0.136844	0.50	<b>14.71</b>
Debt Coverage Ratio	2.15	<b>Band of Investment Technique</b>				
Interest Rate	11.06%	Mortgage	50%	0.136844	0.068422	
Amortization	15	Equity	50%	0.152365	0.076183	
Mortgage Constant	0.136844	OAR				<b>14.46</b>
Loan-to-Value Ratio	50%	<b>Surveyed Rates</b>				<b>13.59</b>
Equity Dividend Rate	15.24%					

<sup>2</sup> The Appraisal of Real Estate, American Institute of Real Estate Appraisers, 10th. Edition, Chicago, IL., pg 341-342

### **Discounted Cash Flow Method**

Because the subject's cash flows will change during the projected holding period of our analysis, we have chosen the Discounted Cash Flow Method to be the most appropriate method of capitalizing the income of the subject into value. This method accounts for the variance in net income from year to year.

Of particular significance in our analysis are the mortgage interest rates, the estimated holding period, the loan to value ratio, the required cash on cash IRR. The following assumptions were used in our calculations.

The below defined assumptions were deemed credible & were based off the comparison of national investor surveys (Realtyrates.com) & investment evaluation components typically used by local marketplace investors when evaluating an investment property, the subject's property's investment characteristics, marketplace trends and information obtained from interviews with local marketplace investors, real estate professionals & appraiser peers.

#### **LOAN-TO VALUE = 50.00% (Realty Rates Investors Survey)**

- Assumption Was Developed From Data Obtained From Local Marketplace Trends And Information Obtained From Interviews With Local Marketplace Investors, Real Estate Professionals & Appraiser Peers Was Considered Most Credible *See Property's Risk Assessment Assumption on Following Page.*

#### **AMORTIZATION = 15(Yrs.) (Realty Rates Investors Survey)**

- Assumption Was Developed From Realty Rates Investor Survey Data *See Realty Rates Summary Statement & Subject Property's Risk Assessment Assumption Summary on Following Page.*

#### **INTEREST RATE = 11.06% (Realty Rates Investors Survey)**

- Assumption Was Developed From Realty Rates Investor Survey Data *See Realty Rates Summary Statement & Subject Property's Risk Assessment Assumption Summary on Following Page.*

#### **ANNUAL GROWTH RATE IN VALUE/ESTIMATED EXPENSES = (+1%)**

- Assumption Was Developed From Data Obtained From Local Marketplace Trends And Information Obtained From Interviews With Local Marketplace Investors, Real Estate Professionals & Appraiser Peers Was Considered Most Credible *See Realty Rates Summary Statement & Subject Property's Risk Assessment Assumption Summary on Following Page.*

#### **CLOSING COSTS/SOFT COSTS = 5%**

- Assumption Was Developed From Data Obtained From Local Marketplace Trends And Information Obtained From Interviews With Local Marketplace Investors, Real Estate Professionals & Appraiser Peers Was Considered Most Credible *See Property's Risk Assessment Assumption Summary on Following Page.*

#### **SELLING EXPENSE IN TERMINAL YEAR = 6%**

- Assumption Was Developed From Data Obtained From Local Marketplace Trends And Information Obtained From Interviews With Local Marketplace Investors, Real Estate Professionals & Appraiser Peers Was Considered Most Credible *See Property's Risk Assessment Assumption Summary on Following Page.*

#### **HOLDING PERIOD = 10 Years**

- Assumption Was Developed From Data Obtained From Local Marketplace Trends And Information Obtained From Interviews With Local Marketplace Investors, Real Estate Professionals & Appraiser Peers Was Considered Most Credible *See Property's Risk Assessment Assumption Summary on Following Page.*

#### **REQUIRED IRR = 11.00% (Realty Rates Properties Investors Survey)**

- Assumption Was Developed From Realty Rates Investor Survey Data *See Realty Rates Summary Statement & Subject Property's Risk Assessment Assumption Summary on Following Page.*

#### **VACANCY RATE/CREDIT LOSS = 5% vacancy.**

- Assumption Was Developed From Data Obtained From Local Marketplace Trends And Information Obtained From Interviews With Local Marketplace Investors, Real Estate Professionals & Appraiser Peers Was Considered Most Credible *See Property's Risk Assessment Assumption Summary on Following Page.*

### **National Marketplace Mortgage Terms & Investment Data**

This appraiser researched and analyzed local marketplace trends and information obtained from interviews with local marketplace investors, real estate professionals & appraiser peers regarding the below defined assumptions and felt due to the lack of data and information available it was felt the Realty Rates National Investor Survey data used in this approach was the most credible and least subjective means for developing the following assumptions; Loan-to Value Assumption, Amortization Assumption, Interest Rate Assumption & Required IRR (Discount Rate Maximum Risk Avg. Used) Assumption. The national mortgage terms and interest rates, equity requirements, discount rates data obtained from Realty Rates is based off National Investors Surveys. The maximum risk rate was utilized due to the instability of the market area.

### **Local Marketplace Mortgage Terms & Investment Data**

This appraiser researched and analyzed local marketplace trends and information obtained from interviews with local marketplace investors, real estate professionals & appraiser peers regarding the below defined assumptions and felt the data obtained from the above sources was the most credible and least subjective means for developing the following assumptions; Annual Growth Rate In Net Income Assumption, Estimated Expenses Assumptions, Closing Costs/Soft Costs Assumptions, Selling Expense Assumption, Holding Period Assumption & Vacancy Rate/Credit Loss Assumptions.

### **Risk Assessment Assumption Summary**

After reviewing research data obtained from interviews with Local Marketplace Investors, Real Estate Professionals, Appraiser Peers and Current Marketplace Trends & Conditions we determined that presently marketplace investors determine an investment property mortgage terms by examining an investment property's degree of risk and comparing it with the economic benefits.

The subject property's overall investment risk factor was considered by this appraiser to be maximum risk as the demand for office space has softened.

### **Final Value by the Income Approach**

The subject's projected annual income and expenses over the holding period of our analysis and the assumptions above were used to calculate the present value of the annual cash flows by the Discounted Cash Flow Method. An indicated value of \$355,273.00 was calculated. This value has been rounded to \$355,000.00. On the pages that follow is presented various reports and calculations that document our analysis of the income for the subject property. Also included is a discussion of the pertinent factors and mathematical techniques that were employed.

### **Discounted Cash Flow Methodology**

Because we assumed that the typical investor in the subject property would finance the property at the best prevailing mortgage terms, we discounted the cash flows rather than the net incomes during the projection period. This method recognizes that the typical investor would be most concerned with the "yield" on equity, based upon the annual cash flows; that is, actual cash available after all expenses and debt service. The present value of these total cash flows is equal to the total investment, including closing costs.

Using the subject property as an example, the present value of the discounted cash flows of the equity portion of the investment is \$195,400.00 which is equal to the sum of the cash equity of \$177,636.00 and closing costs of \$17,764.00. Therefore, if we divide the present value of the investment (\$177,636.00) by the percentage of the equity 50% (Cash Equity = 45.00% and Soft Costs = 5.00%), the result is the present value of the property is \$355,273.00 rounded to \$355,000.00.

### **Net Present Value Analysis**

As a proof of the calculations performed in the Discounted Cash Flow Method, we performed a Net Present Value analysis of the cash flows, using the same Required IRR of 11.00 % and Holding Period of 15 years. The net present value of the cash flows, i.e. the Present Value of the cash flows less Initial Cash Investment, is near zero. This verifies that the calculations used in the Discounted Cash Flow Method are correct.

### **Yield Analysis**

To examine the effect upon value of different Internal Rates of Return, we selected a range of yield rates above and below the Internal Rate of Return of 11.00% that was used to calculate the final estimate of value by the Income Approach of \$355,000.00. Applying the same mathematical analysis but using this selected range of Internal Rates of Return, the results are presented below.

### **Debt Coverage Ratio**

The Debt Coverage Ratio is often considered by lenders when underwriting a loan secured by an income producing property. The formula for the DCR is:

$$\text{Net Income} / \text{Annual Debt Service} = \text{Debt Coverage Ratio}$$

Based upon a first year net income of \$39,512.00 and an annualized loan payment that is based upon a Loan to Value Ratio of 50.00 % of value, the indicated DCR for the first year of our analysis is 1.63%.

See calculations on the following pages.....



## Summary of Calculations

REFERENCE NO: 54 W Union Street, Wilkes Barre, PA  
ANALYSIS DATE: 7/14/2025

Overall Capitalization Rate (OAR)				11.12159%
Value (Income / OAR)	39,512	/	0.1112159	\$ 355,273
Original Equity	Ratio		Value	
Equity	0.50000	x	355,273	\$ 177,636
Soft Costs	0.05000	x	355,273	<u>17,764</u>
				\$ 195,400
Loans	Loan Ratio		Value	
Loan 1	0.50000	x	355,273	\$ 177,636
Annual Debt Service	Constant		Principal Balance	
Loan 1	0.13684	x	177,636	\$ 24,308
First Year Cash Flow	Net Income		Debt Service	
	39,512	-	24,308	\$ 15,203
D.C.R.	Net Income	/	Debt Service	1.63
	39,512		24,308	
First Year Yield on Equity	Cash Flow	/	Original Equity	7.781%
	15,203		195,400	
Ending Loan Balance	% Unpaid		Principal	
Loan 1	0.52377	x	177,636	\$ 93,040
Resale Value Multiple of Original Value	1 + .10462			1.10462
Resale Value as a Dollar Amount	Appr./Depr.		Original Value	
	1.10462	x	355,273	\$ 392,442
Net Reversion (Terminal Equity)			Resale Value	\$392,442
			Loan Balance	<u>-93,040</u>
			Sale Expenses	<u>-23,547</u>
				\$ 275,855
Deferred Yield (Amount)	Net Reversion		Original Equity	
	275,855	-	195,400	\$ 80,455
Terminal Equity (Ratio)	Net Reversion	/	Resale Value	0.70292
	275,855		392,442	

**Projected Cash Flow Analysis**

REFERENCE NO: 54 W Union Street, Wilkes Barre, PA  
 ANALYSIS DATE: 7/14/2025

Indicated Value	\$355,273
Less Loans 50.00%	<u>177,636</u>
Equity	177,636
Soft Costs: 5.00%	<u>17,764</u>
Total Investment	\$195,400

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>
	07-2025	07-2026	07-2027	07-2028	07-2029	07-2030	07-2031	07-2032	07-2033	07-2034
<b>Cash Flows</b>										
Total Income	48,552	49,038	49,528	50,023	50,523	51,029	51,539	52,054	52,575	53,101
Vac / Credit Loss	<u>-2,428</u>	<u>-2,452</u>	<u>-2,476</u>	<u>-2,501</u>	<u>-2,526</u>	<u>-2,551</u>	<u>-2,577</u>	<u>-2,603</u>	<u>-2,629</u>	<u>-2,655</u>
Effective Gross	46,124	46,586	47,052	47,522	47,997	48,477	48,962	49,452	49,946	50,446
Total Expenses	<u>6,612</u>	<u>6,679</u>	<u>6,745</u>	<u>6,813</u>	<u>6,881</u>	<u>6,950</u>	<u>7,019</u>	<u>7,089</u>	<u>7,160</u>	<u>7,232</u>
Net Income	39,512	39,907	40,306	40,709	41,116	41,527	41,943	42,362	42,786	43,214
Interest Expense	<u>-19,403</u>	<u>-18,832</u>	<u>-18,195</u>	<u>-17,483</u>	<u>-16,689</u>	<u>-15,802</u>	<u>-14,812</u>	<u>-13,707</u>	<u>-12,473</u>	<u>-11,095</u>
Loan Amortization	<u>-4,906</u>	<u>-5,477</u>	<u>-6,114</u>	<u>-6,825</u>	<u>-7,620</u>	<u>-8,507</u>	<u>-9,497</u>	<u>-10,602</u>	<u>-11,836</u>	<u>-13,213</u>
Cash Flow	15,203	15,599	15,998	16,401	16,808	17,219	17,634	18,054	18,477	18,905
Cash on Cash Yield	7.78%	7.98%	8.19%	8.39%	8.60%	8.81%	9.02%	9.24%	9.46%	9.68%
Debt Coverage Ratio	1.63	1.64	1.66	1.67	1.69	1.71	1.73	1.74	1.76	1.78

**Reversion - Proceeds of Sale at the end of 10 Years**

Future Sale	\$392,442
Sale Costs: 6.00%	<u>-23,547</u>
Less Loans	<u>93,040</u>
Reversion	\$275,855

**Internal Rate of Return: 10 Year Holding Period**

Initial Investment	<u>-195,400</u>									
Cash Flow	15,203	15,599	15,998	16,401	16,808	17,219	17,634	18,054	18,477	18,905
Reversion										275,855
INTERNAL RATE OF RETURN	11.000%									

**Present Value of Cash Flows using a Discount Rate of 11.000%**

Cash Flow	15,203	15,599	15,998	16,401	16,808	17,219	17,634	18,054	18,477	18,905
Reversion										<u>275,855</u>
										294,760
Present Value										
Discount Factor	<u>0.900901</u>	<u>0.811622</u>	<u>0.731191</u>	<u>0.658731</u>	<u>0.593451</u>	<u>0.534641</u>	<u>0.481658</u>	<u>0.433927</u>	<u>0.390925</u>	<u>0.352185</u>
Present Value	13,697	12,660	11,697	10,804	9,975	9,206	8,494	7,834	7,223	103,810

P V of CASH FLOWS \$195,400 approximates Initial Investment of \$195,400, based upon a value of \$355,273

### **First Year Income Schedule**

REFERENCE NO: 54 W Union Street, Wilkes  
Barre, PA  
ANALYSIS DATE: 7/14/2025

<b>Income Item</b>	<b>Gross Units</b>	<b>Income Per Year</b>	<b>Income Per Unit</b>
Lease	<u>5,712</u>	48,552	8.50
Total Units	5,712		
Total Income		\$48,552	
Vacancy/Credit Loss		<u>-2,428</u>	
Effective Gross Income		\$46,124	

### **Stabilized Market Income Schedule**

REFERENCE NO: 54 W Union Street, Wilkes  
Barre, PA  
ANALYSIS DATE: 7/14/2025

<b>Income Item</b>	<b>Gross Units</b>	<b>Income Per Year</b>	<b>Income Per Unit</b>
Lease	<u>5,712</u>	48,552	8.50
Total Units	5,712		
Total Income		\$48,552	
Vacancy/Credit Loss		<u>-2,428</u>	
Effective Gross Income		\$46,124	

### **Terminal Year Income Schedule**

REFERENCE NO: 54 W Union Street, Wilkes  
Barre, PA  
ANALYSIS DATE: 7/14/2025

<b>Income Item</b>	<b>Gross Units</b>	<b>Income Per Year</b>	<b>Income Per Unit</b>
Lease	<u>5,712</u>	53,632	9.39
Total Units	5,712		
Total Income		\$53,632	
Vacancy/Credit Loss		<u>-2,682</u>	
Effective Gross Income		\$50,950	

### **First Year Income Statement**

REFERENCE NO: 54 W Union Street, Wilkes Barre, PA  
ANALYSIS DATE: 7/14/2025

	<b>Amount</b>	<b>% of Gross</b>
<b><u>Gross Income</u></b>		
Total Income	\$48,552	100.00%
Vacancy / Credit Loss	<u>-2,428</u>	<u>-5.00%</u>
Effective Gross Income	\$46,124	95.00%
<b><u>Operating</u></b>		
Management	4,612	9.50%
<b><u>Other</u></b>		
misc expense	<u>2,000</u>	<u>4.12%</u>
Total Expenses	\$6,612	13.62%
NET INCOME	\$39,512	81.38%

**Stabilized Market Income Statement**

REFERENCE NO: 54 W Union Street, Wilkes Barre, PA  
 ANALYSIS DATE: 7/14/2025

	<b>Amount</b>	<b>% of Gross</b>
<b><u>Gross Income</u></b>		
Total Income	\$48,552	100.00%
Vacancy / Credit Loss	<u>-2,428</u>	<u>-5.00%</u>
Effective Gross Income	\$46,124	95.00%
<b><u>Operating</u></b>		
Management	4,612	9.50%
<b><u>Other</u></b>		
misc expense	<u>2,000</u>	<u>4.12%</u>
Total Expenses	\$6,612	13.62%
NET INCOME	\$39,512	81.38%

**CAPITALIZATION**

Stable Net Income Divided by Capitalization Rate =  
 Value

\$39,512	0.111216	\$355,273
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### **Terminal Year Income Statement**

REFERENCE NO: 54 W Union Street, Wilkes Barre, PA  
ANALYSIS DATE: 7/14/2025

	<b>Amount</b>	<b>% of Gross</b>
<b><u>Gross Income</u></b>		
Total Income	\$53,632	100.00%
Vacancy / Credit Loss	<u>-2,682</u>	<u>-5.00%</u>
Effective Gross Income	\$50,950	95.00%
<b><u>Operating</u></b>		
Management	5,095	9.50%
<b><u>Other</u></b>		
misc expense	<u>2,209</u>	<u>4.12%</u>
Total Expenses	\$7,304	13.62%
NET INCOME	\$43,646	81.38%

## **Input Variables / Key Numbers**

REFERENCE NO: 54 W Union Street, Wilkes Barre, PA  
ANALYSIS DATE: 7/14/2025

### **Input Variables**

Projected Holding Period	10 Years
Loan Ratio 1	50.00%
Interest Rate	11.06%
Loan Term	15 Years
Investor Equity Portion	50.00%
Required Investor Yield (IRR)	11.000%
Growth Rate in Value per Year	1.000%
Growth Rate in Net Income per Year	1.000%
Soft Costs in Addition to Equity	5.000%
Selling Expenses: Terminal Year	6.000%

### **Key Numbers**

Initial Cash Investment	\$ 195,400
Indicated Value	\$ 355,273
Overall Capitalization Rate	11.12%
Positive Cash Flow Begins in Year	1

### **First Year Numbers**

Annual Net Income	\$ 39,512
Debt Service	(\$ 24,308)
Annual Cash Flow	\$ 15,203
Cash on Cash Yield	7.78%
Debt Coverage Ratio	1.63

**Multi-Year Income Schedule**

REFERENCE NO: 54 W Union Street, Wilkes Barre, PA  
 ANALYSIS DATE: 7/14/2025

	<u>Year 1</u> 07-2025	<u>Year 2</u> 07-2026	<u>Year 3</u> 07-2027	<u>Year 4</u> 07-2028	<u>Year 5</u> 07-2029	<u>Year 6</u> 07-2030	<u>Year 7</u> 07-2031	<u>Year 8</u> 07-2032	<u>Year 9</u> 07-2033	<u>Year 10</u> 07-2034
<b><u>Gross Income</u></b>										
Lease	<u>48,552</u>	<u>49,038</u>	<u>49,528</u>	<u>50,023</u>	<u>50,523</u>	<u>51,029</u>	<u>51,539</u>	<u>52,054</u>	<u>52,575</u>	<u>53,101</u>
Total Income	48,552	49,038	49,528	50,023	50,523	51,029	51,539	52,054	52,575	53,101
Vac / Credit Loss	<u>-2,428</u>	<u>-2,452</u>	<u>-2,476</u>	<u>-2,501</u>	<u>-2,526</u>	<u>-2,551</u>	<u>-2,577</u>	<u>-2,603</u>	<u>-2,629</u>	<u>-2,655</u>
Effective Gross	46,124	46,586	47,052	47,522	47,997	48,477	48,962	49,452	49,946	50,446

### Multi-Year Income Statement

REFERENCE NO: 54 W Union Street, Wilkes Barre, PA  
 ANALYSIS DATE: 7/14/2025

	<u>Year 1</u> 07-2025	<u>Year 2</u> 07-2026	<u>Year 3</u> 07-2027	<u>Year 4</u> 07-2028	<u>Year 5</u> 07-2029	<u>Year 6</u> 07-2030	<u>Year 7</u> 07-2031	<u>Year 8</u> 07-2032	<u>Year 9</u> 07-2033	<u>Year 10</u> 07-2034
<b><u>Gross Income</u></b>										
Lease	<u>48,552</u>	<u>49,038</u>	<u>49,528</u>	<u>50,023</u>	<u>50,523</u>	<u>51,029</u>	<u>51,539</u>	<u>52,054</u>	<u>52,575</u>	<u>53,101</u>
Total Income	48,552	49,038	49,528	50,023	50,523	51,029	51,539	52,054	52,575	53,101
Vac / Credit Loss	<u>-2,428</u>	<u>-2,452</u>	<u>-2,476</u>	<u>-2,501</u>	<u>-2,526</u>	<u>-2,551</u>	<u>-2,577</u>	<u>-2,603</u>	<u>-2,629</u>	<u>-2,655</u>
Effective Gross	46,124	46,586	47,052	47,522	47,997	48,477	48,962	49,452	49,946	50,446
<b><u>Operating</u></b>										
Management	4,612	4,659	4,705	4,752	4,800	4,848	4,896	4,945	4,995	5,045
<b><u>Other</u></b>										
misc expense	<u>2,000</u>	<u>2,020</u>	<u>2,040</u>	<u>2,061</u>	<u>2,081</u>	<u>2,102</u>	<u>2,123</u>	<u>2,144</u>	<u>2,166</u>	<u>2,187</u>
Total Expenses	6,612	6,679	6,745	6,813	6,881	6,950	7,019	7,089	7,160	7,232
NET INCOME	39,512	39,907	40,306	40,709	41,116	41,527	41,943	42,362	42,786	43,214
Wtd. Vacancy Percent- Input	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Expense Ratio	13.62%	13.62%	13.62%	13.62%	13.62%	13.62%	13.62%	13.62%	13.62%	13.62%
Growth Rate in Net Income	N/A	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%

### Proof of Yield on Equity

REFERENCE NO: 54 W Union Street, Wilkes Barre, PA

ANALYSIS DATE: 7/14/2025

Required Rate of Return    11.000%  
Holding Period                10 Years

<b>Original Equity</b>		Ratio	Value	
	Equity	0.50000	\$355,273	\$177,636
	Soft Costs	0.05000	\$355,273	<u>17,764</u>
			Initial Cash Investment	\$195,400

<b>Terminal Equity</b>		Resale Value	\$392,442
		Loan Balance	<u>-93,040</u>
		Sale Expenses	<u>-23,547</u>
		Net Reversion	\$275,855

**PROOF**

Year	Cash Flow	Present Value Factor @ 11.000%	Present Value
1	15,203.48	0.9009009	13,696.83
2	15,598.60	0.8116224	12,660.17
3	15,997.67	0.7311913	11,697.36
4	16,400.73	0.6587309	10,803.67
5	16,807.83	0.5934513	9,974.63
6	17,218.98	0.5346408	9,205.97
7	17,634.26	0.4816584	8,493.69
8	18,053.69	0.4339265	7,833.97
9	18,477.31	0.3909247	7,223.24
10	18,905.17	0.3521844	6,658.11
Net Reversion	275,855.16	0.3521844	<u>97,151.89</u>
Present Value of Cash Flows			195,399.53
Initial Cash Investment			<u>195,399.91</u>
Net Present Value			-0.38

**Vacancy/Credit Loss Schedule**

REFERENCE NO: 54 W Union Street, Wilkes Barre, PA  
ANALYSIS DATE: 7/14/2025

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>
Lease	<u>2,428</u>	<u>2,452</u>	<u>2,476</u>	<u>2,501</u>	<u>2,526</u>	<u>2,551</u>	<u>2,577</u>	<u>2,603</u>	<u>2,629</u>	<u>2,655</u>
Vacancy/Credit Loss	2,428	2,452	2,476	2,501	2,526	2,551	2,577	2,603	2,629	2,655

**Vacancy/Credit Loss Percentages**

REFERENCE NO: 54 W Union Street, Wilkes Barre, PA  
ANALYSIS DATE: 7/14/2025

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>
Lease	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>
Weighted Vacancy Percent	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00

## Yield Range Analysis

REFERENCE NO: 54 W Union Street, Wilkes Barre, PA  
ANALYSIS DATE: 7/14/2025

### Input Variables

Projected Holding Period	10 Years
Loan Ratio 1	50.00%
Interest Rate	11.06%
Loan Term	15 Years
Investor Equity Portion	50.00%
Yield Range Analyzed (IRR)	8.000% to 14.000%
Growth Rate in Value per Year	1.000%
Growth Rate in Net Income per Year	1.000%
Soft Costs in Addition to Equity	5.000%
Selling Expenses: Terminal Year	6.000%

Selected IRR	Indicated Value	Required Equity	D.C.R.
8.00%	424,426	233,434	1.36
8.50%	411,031	226,067	1.40
9.00%	398,479	219,163	1.45
9.50%	386,691	212,680	1.49
10.00%	375,599	206,580	1.54
10.50%	365,144	200,829	1.58
<b>11.00%</b>	<b>355,273</b>	<b>195,400</b>	<b>1.63</b>
11.50%	345,935	190,264	1.67
12.00%	337,092	185,400	1.71
12.50%	328,702	180,786	1.76
13.00%	320,734	176,403	1.80
13.50%	313,154	172,235	1.84
14.00%	305,935	168,265	1.89

**SALES COMPARISON APPROACH**

The Sales Comparison Approach consists of comparing the subject property's characteristics with those of comparable properties which have recently been sold in similar transactions within the subject property's marketplace.

This approach to value is based upon the principle of substitution, which in summary implies that a prudent investor will not pay more for a property than an equally desirable property.

After analyzing the available comparable sales and selecting those considered most comparable, appropriate adjustments were made to the sale price of each. It was felt by this appraiser that there were enough similarities found in the comparable sales chosen to supply sufficient data to document, support and justify utilizing the value arrived at by the sales comparison approach. This approach to value is deemed a contributing factor in the valuation process.

**THE CURRENT OPINION OF MARKET VALUE  
VIA THE SALES COMPARISON APPROACH**

After considering adjustments on the comparables selected for property rights, condition of sale, financing, time, location, building size scale, age/quality/condition, building characteristics, land, etc., an adjusted value of \$63.00 per square foot was developed for the subject property. therefore \$59.00 per square foot x 6,324 sf = \$373,116.00 rounded to \$373,000.00

**THREE HUNDRED SEVENTY THREE THOUSAND DOLLARS  
\*\$373,000.00**

**Supporting Sales Comparison Documentation**

We have included various reports and calculations on the proceeding pages to document our Sales Comparison Analysis for the Property.

**COMPARABLE SALES**

**COMPARABLE SALE ONE**

Address:	61 N Washington Street, Wilkes Barre, PA 18701
Property Type:	Office
Location:	Similar
Age of Structures:	70-80 years +/-
Condition of Structure:	Average
Square Footage:	5,000 sf +/-
Construction:	Masonry
# of Stories:	2
Land Size:	.12 +/- Acres
Sale Date:	12-1-2023
Sale Price:	\$325,000.00
Sale Price square foot:	\$65.00
Source:	Co-Star



**COMPARABLE SALE TWO**

Address:	1 S Main Street, Wilkes Barre, PA 18701
Property Type:	Office Building
Location:	Superior
Age of Structures:	50-55 years +/-
Condition of Structure:	Good
Square Footage:	5,500 sf +/-
Construction:	Masonry
# of Stories:	4
Land Size:	.04 +/- Acres
Sale Date:	07-18-2022
Sale Price:	\$600,000.00*part of a bulk sale
Sale Price square foot:	\$109.09
Source:	Co-Star



**COMPARABLE SALE THREE**

Address:	132 Carey Avenue, Wilkes Barre, PA 18702
Property Type:	Office building
Location:	Inferior
Age of Structures:	75-100 years +/- approximate
Condition of Structure:	Fair to Average
Square Footage:	4,164 sf +/-
Construction:	Siding
# of Stories:	2
Land Size:	.29 +/- Acres
Sale Date:	09-6-2024
Sale Price:	\$223,500.00
Sale Price square foot:	\$53.67
Source:	CoStar



**COMPARABLE SALES ADJUSTMENT GRID**

	<b>Subject</b>	<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Sale price		\$325,000.00	\$600,000.00	\$223,500.00
Sale Date/Time		12-11-2023	07-18-2022	09-16-2024
Building Size:	6,324 sf +/-	5,000 sf +/-	5,500 sf +/-	4,164 sf +/-
Age of structure:	75-100 yrs. +/-	70-80 yrs. +/-	50-55 yrs. +/-	75-100 yrs. +/-
Bldg. Use:	Office building	Office	Office/retail	Office
Site Area: (acres)	.06 acres +/-	.12 acres +/-	.04 acres +/-	.29 acres +/-
Price/SF		<b>\$65.00</b>	<b>\$109.09</b>	<b>\$53.67</b>
<b>ADJUSTMENTS</b>				
Property Rights:		0%	0%	0%
Condition of Sale:		0%	0%	0%
Financing:		0%	0%	0%
<b>ADJUSTED PRICE/SF</b>		<b>\$65.00</b>	<b>\$109.09</b>	<b>\$36.66</b>
Market. Cond./Time Adjust.		0%	0%	0%
<b>TIME ADJUSTED PRICE/SF</b>		<b>\$65.00</b>	<b>\$109.09</b>	<b>\$36.66</b>
Location:		+5%	-20%	+30%
Building Size scale (SF)		-8%	-5%	-15%
Land		0%	0%	-5%
Building Characteristics:		+10%	+10%	+10%
Building Age/Quality/Condition:		-10%	-30%	+20%
Net Adjustment		<b>-3%</b>	<b>-45%</b>	<b>+40%</b>
Adj. Price per square foot		<b>\$63.05</b>	<b>\$60.00</b>	<b>\$51.32</b>

**\*Building Characteristics was adjusted for lower level space.**

**EXPLANATION OF ADJUSTMENTS**

We have adjusted the sale comparables for land/building ratio, location, building size scale, condition, and building characteristics.

When the comparable sale is inferior to the subject regarding a particular characteristic, a positive price adjustment is made to the sale. When the comparable sale is superior to the subject regarding a particular adjustment, a negative price adjustment is made to the sale. There is no price adjustment when a particular characteristic is not sufficiently different enough to warrant any adjustment.

Based on all of the above, the indicated value of the subject property is bracketed between \$51.32 and \$63.05 per square foot. The average adjusted price per square foot is \$58.12 and the median adjusted price per square foot is \$60.00. The weighted average of the average adjusted price and median price per square foot comes to \$59.06 rounded to \$59.00.

**THEREFORE, \$59.00 x 6,324 sf = \$373,116.00 rounded to \$373,000.00**

\*THREE HUNDRED SEVENTY-THREE THOUSAND DOLLARS\*  
(\$373,000.00)  
OPINION OF MARKET VALUE\*

INDICATED BY SALES COMPARISON APPROACH

## COST APPROACH

The cost approach was considered inapplicable to this appraisal assignment, due to the fact it does not lend itself well to buildings of this age and condition. The method of procedure for this approach is based off the development of a credible estimate of a property's accrued depreciation, thus this appraiser felt that due to the subject's age and present condition any conclusion estimates developed could be considered subjective without the results of a full building inspection, roof inspection & inspections of all mechanical systems, such as heating, plumbing and electrical by a licensed professional qualified in that trade to make such an extraordinary estimate.

<b>ANALYSIS OF THE THREE APPROACHES TO VALUE &amp; RECONCILIATION</b>
---

Reconciliation is the final step in the valuation process. It correlates the values obtained from all of the approaches. Each approach used is rated as to its relative significance and dependability. The greatest consideration is placed upon that approach that is most relevant to the property being appraised. The criteria used for choosing the most applicable approach are the "appropriateness, accuracy, and quantity and quality of evidence"<sup>1</sup> available for each approach. From this analysis, a final value is chosen that reflects the appraiser's best judgment of the Market Value.

<b>THE INCOME APPROACH INDICATED</b>	
The Prospective Opinion Of Market Value =	<b>\$355,000.00</b>
The Income Approach considers the return on Investment and is similar to the method that investors typically use to make their investment decisions. It is most directly applicable to income producing property, because the expectation of income is the primary motivating factor for the purchase of real estate. It should be noted that the income approach to value was included in this appraisal assignment but was given less weight as some of the income/expenses were estimated	

<b>THE SALES COMPARISON APPROACH INDICATED</b>	
The Prospective Opinion of Market Value =	<b>\$373,000.00</b>
This appraiser researched and analyzed properties that sold in the subject property's marketplace (characteristics given the highest consideration were <i>Highest &amp; Best Use, Exterior Condition, Zoning, Building Characteristics, Location, Building Size, Land Size &amp; Utility</i> ) and although some comparable properties are not an exact match to that of the subject property, after a thorough investigation of market data which is indicative of the present market, it was felt by this appraiser that there were enough similarities found in the comparable sales chosen to supply sufficient data to document, support and justify utilizing the value arrived at by the sales comparison approach. This method was given all the weight in the valuation process. Adjustments were made where appropriate.	

<b>THE COST APPROACH INDICATED</b>	
Opinion of Market Value =	<b>n/a</b>
The cost approach was considered inapplicable to this appraisal assignment...	

### MARKET VALUE CONCLUSION AS OF JULY 1, 2025

After reconciling the values and conclusions derived from the applicable approaches it is this appraiser opinion that the sales comparison approach is the most relevant to the property being appraised, the value opinion arrived at by this approach was considered the most probable market value, therefore it is in our opinion **The Opinion Of Market Value is \$373,000.00.** All sources of data that was used in the above approaches is cited in the respective approach's analysis and it is assumed the information obtained from these sources is both credible an accurate, although this appraiser makes no statement as to its accuracy.

Personal Property is not included in this Appraisal and is defined as any movable equipment, furnishings, and fixtures necessary to the operation of this property were not included in the value of the real estate.

Supporting documentation for this appraisal assignment is retained in the appraiser's file at office.

BOARD APPROVED CHECKLIST FOR ASSISTANTS

THE BOARD HAS APPROVED THIS CHECKLIST FOR USE BY ASSISTANTS/TRAINEES WHEN ASSISTING IN THE PERFORMANCE OF APPRAISALS FOR QUALIFYING EXPERIENCE.

The assistant to the state certified real estate appraiser for this report has assisted in the following:

Set up file with all general information:

Assisted in analyzing the Highest and Best Use

Gathered information for comparable market data

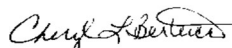
Assisted in entering subject and comparable data in the report

Assisted in the final review of the report

Assisted in reconciliation and final estimate of value for the subject property.

Assisted in putting together and packaging the final report

SIGNATURE OF ASSISTANT/TRAINEE:



Cheryl L. Bertucci  
Licensed Appraiser Trainee  
LAT000179 Expires on 6/30/2025.

SIGNATURE OF SUPERVISING STATE CERTIFIED REAL ESTATE APPRAISER:



James K. Nasser SRA, ASA, AACA, CRA & MBA  
PA State Certified General Appraiser  
PA Lic # GA 000105 L (Expires On 6/30/2025)

✓ ANDRE A. BEAUMONT )  
TO )  
✓ THE CENTRAL POOR DISTRICT. )  
OF LUZERNE COUNTY. )

) THIS DEED, Made the sixth day of December in the year Nineteen  
) Hundred and twenty-three.  
) BETWEEN Andre A. Beaumont, (widower) of the city of Wilkes-  
) Barre, Luzerne County, Pennsylvania, Grantor.  
) AND The Central Poor District of Luzerne County, Grantee.  
)

WITNESSETH, That in consideration of thirty thousand (\$30,000.) dollars in hand paid, the receipt whereof is hereby acknowledged, the said grantor does hereby grant and convey to the said grantee,

ALL that certain lot, parcel or tract of land, situate at the corner of North Franklin and West Union Streets, in the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania, and bounded and described as follows: BEGINNING at the intersection of the North-  
erly side of Franklin Street and the westerly side of Union Street; thence along Union Street, North twenty-nine degrees forty-five minutes west, seventy-six (76) feet six (6) inches, more or less, to a corner on line of land of Kate P. Dickson; thence along same, in a Southwesterly direction, thirty-three (33) feet ten (10) inches to a corner in the center line of the party wall between No 98 North Franklin Street and No. 54 West Union Street; thence along said line South twenty-nine degrees forty-five minutes east, seventy-six (76) feet five (5) inches, more or less to the line of Franklin Street; thence along Franklin Street, North fifty-five degrees twenty minutes east, thirty-three (33) feet, ten (10) inches, to the place of beginning;

Containing two thousand five hundred and twenty-one and seventy-five one-hundredths (2,521.75) square feet of land, more or less; being premises known as No. 54 West Union Street; and being the same premises devised to the grantor by the last will and testament of the Grantor's father, Colonel E. B. Beaumont, said will being dated May 9, 1900, probated in the office of the Register of Wills in and for Luzerne County on September 11, 1916 and duly recorded in said office in Will Book No. 36, page 444, and also the same premises described in deed to the grantor from Natalie S. B. Forsyth et al., dated November 17, 1917 and recorded in the office of the recorder of deeds in and for Luzerne County, in Deed Book No. 517 page 580, and this conveyance being intended to convey said premises, together with all rights, and subject to all restrictions, mentioned in said deed. Registered Jan. 12, 1924, city engineers office.

AND the said grantor does by these presents, covenant, promise and agree that he Will Warrant Generally the property hereby conveyed.

IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written.

SEALED AND DELIVERED  
In the presence of  
Lawrence B. Jones

Andre A. Beaumont (Seal)



STATE OF PENNSYLVANIA )  
COUNTY OF LUZERNE ) SS:

On this Tenth day of December A. D. 1923, before me a Notary Public in and for said County and State, came the above named Andre A. Beaumont, and acknowledged the foregoing deed to be his act and deed, and desired the same to be recorded as such.

WITNESS my hand and notarial seal the day and year aforesaid.  
Lawrence B. Jones, Notary Public (Seal of N. P.)  
My Commission expires 7 Jan. 1925.

Recorded Dec. 10, 1923.

M. F. M. COMP BY (MAM & JG.)





# Commonwealth of Pennsylvania- Department of State Bureau of Professional and Occupational Affairs



Mailing Address P.O. Box 2649, Harrisburg, PA 17105 Toll Free: 1-833-DOS-BPOA

## CHERYL L BERTUCCI

License Number : LAT000179 Initial License Date : 10/25/2010 Expiration Date : 06/30/2027  
 License Type : Licensed Appraiser Trainee License Status as of 6/18/2025 : Active  
 Issued By : State Board of Certified Real Estate Appraisers  
 Address : 33 CARLISLE STREET, Wilkes-Barre, PA 18702



*Arion R. Claggett*

Acting Commissioner Arion R. Claggett

Signature of Licensee



Please verify the license by visiting <https://www.pals.pa.gov/verify> or by scanning the QR Code

20250617189



Commonwealth of Pennsylvania- Department of State  
Bureau of Professional and Occupational Affairs

Mailing Address P.O. Box 2649, Harrisburg, PA 17105

Toll Free: 1-833-DOS-BPOA



**JAMES K NASSER**

License Number : GA000105L Initial License Date : 07/01/1991 Expiration Date : 06/30/2027  
 License Type : Certified General Appraiser License Status as of 5/6/2025 : Active  
 Issued By : State Board of Certified Real Estate Appraisers  
 Address : 304 N MAIN AVENUE, SCRANTON, PA 18504



*Arion R. Claggett*

Acting Commissioner Arion R. Claggett

*James K. Nasser*

Signature of Licensee



Please verify the license by visiting <https://www.pals.pa.gov/verify> or by scanning the QR Code

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## **QUALIFICATIONS:**

Nasser Real Estate & Appraisals, Inc.  
James K. Nasser, President, SRA-ASA-CRA-MBA  
304 N. Main Avenue, Scranton, PA 18504  
(570) 342-4115 Fax (570) 346-8813  
116 S. State Street, Clarks Summit, PA 18411  
(570) 587-5155  
E-mail Address: NASSERREALESTATE@aol.com  
EDUCATION AND DESIGNATIONS:

(A.S.) Associate of Science – Wilkes-Barre Business College - 1968  
(B.S.) Bachelor of Science – Wilmington College - 1971, National Honor Society, Graduated Magna Cum Laude  
(M.B.A.) Masters Degree in Managerial Science – Marywood University - 1989  
(S.R.A.) Society of Real Estate Appraisers – 1987  
(C.R.S.) Certified Residential Specialist – 1980  
(G.R.E.) Graduate Realtors Institute – 1976  
(A.S.A.) American Society of Real Estate Appraisers – 1989 (Commercial and Industrial Designations)  
(S.R.A.) Appraisal Institute – 1992  
(C.R.A.) Certified Review Appraiser – 1977, National Association of Review Appraisers  
(V.A.) Veterans Administration Appraiser – 1978  
(F.H.A.) Federal Housing Administration Appraiser – 1982  
Completed and passed real estate and appraisal courses, level I, II and III – Wilmington College, Penn State University, Rutgers University, University of Scranton, Appalachian State University and completed and attended various appraisal courses and seminars offered by the Appraisal Institute, The American Society of Appraisers and numerous other appraisal organizations and schools.

### **TEACHING EXPERIENCE:**

Past assistant instructor in Real Estate & Appraisal at Wilmington College  
Past instructor in Real Estate & Appraisal at Lackawanna Junior College  
Past instructor in Real Estate & Appraisal at Pennsylvania State University  
Current instructor of Real Estate & Appraisal at Marywood University since 1976  
Current instructor of Appraisal at the University of Scranton since 1985  
Guest lecturer at numerous business and real estate/appraisal organizations in Northeastern Pennsylvania

### **PROFESSIONAL AFFILIATIONS:**

Licensed as a realtor associate in 1969  
Licensed as a realtor/appraiser in 1972 – License #RM-026021A  
Greater Scranton Board of Realtors – 1969  
Greater Scranton Multiple Listing Service – 1969  
Pennsylvania Association of Realtors – 1969  
National Association of Realtors – 1969  
Licensed state certified general appraiser – residential & commercial since 1991  
ELECTED POSITIONS:

President of the Society of Real Estate Appraisers – Appraisal Institute – 2 terms

Board of Directors of Scranton Board of Realtors – 3 years  
Board of Directors and Chairman of the Board of Scranton Multiple Listing Service – 8 years  
Board of Directors Pennsylvania Regional Tissue and Transplant Bank – 3 years  
Board of Directors of Scranton Zoological Society – 4 years  
Board of Directors of Lake Winola Cottagers Association – 3 years  
University of Scranton Council – 8 years

**BUSINESS INFORMATION:**

President – Nasser Real Estate & Appraisals Inc. – founded in 1965

Real estate appraiser since 1969

Consultant to many local banks, attorneys, savings & loan associations, engineering & architectural companies, colleges, and county & federal courts.

Nasser Real Estate & Appraisal Inc. has continually ranked as one of the larger real estate and appraisal firms in Northeastern Pennsylvania with twenty seven (27) realtors, including nine (9) professional/licensed appraisers.

**APPRAISAL CLIENTS (Partial List):**

- American Business Credit
- Advanta Mortgage Corp.
- Alliance Funding A Division of Superior Bank FSB
- Choice Financial
- Citibank
- Commonwealth Bank A Division of Meridian
- Citicorp Mortgage
- Express Financial Services
- Fannie Mae
- Fidelity Deposit and Discount Bank
- Ford Consumer Finance
- First Liberty Bank
- First Union Bank
- First National Community Bank
- Freddie Mac
- G.F. Hansen
- HNB Mortgage & The Honesdale National Bank
- Lenders Financial Services
- LA Bank
- Mellon Bank
- Old Forge Bank
- PNC Bank
- Pioneer American Bank
- PA State Employee Credit Union
- United Credit Bureau
- US Property and Appraisal
- US Appraisal
- Veterans Administration
- Wayne County Bank