

June, 2007

Dear Pine Creek Valley Property Owner:

Courthouse records show us that you own property in the Pine Creek Valley—and the question we get most often as Pine Creek Valley Real Estate experts is “What’s going on with property values in the Pine Creek Valley? How much have values risen because of the Rails-to-Trails bicycle path?”

Hi! We’re Jim & Melanie McLane, Realtors® with FISH/GMAC Real Estate, Williamsport PA. Our company is the number one real estate office in the West Branch Valley Multi-List (in dollar volume), and Pine Creek is an area we (Jim & Melanie) specialize in. We are affiliated with Fish/GMAC Real Estate in Williamsport PA because, quite frankly, it is the best real estate company in the area. Enclosed is a Sales Report showing all the sales in the Valley in 2006, and from Jan. 1 to May 31, 2007. Our report is not just the properties sold by agents through the MLS system; it’s a search of Lycoming County Court-house records to show all the sales—who sold what to whom and for how much. We did include sales between family members when it *appeared* that they represent meaningful price data, but we didn’t report sales where the consideration was listed as “\$1.00”.

Real estate in Pine Creek Valley has always been valuable, but it’s difficult to establish a Selling Price because each property is unique and there are so many factors that affect price. Factors include location, lot size, home size & style, proximity to the Creek and/or nearness to the Bike Trail.

Is a 2 story home on 3 acres in McHenry Township with Trail Access worth more or less than a ranch home on 2 acres with Creek frontage in Brown Township? If you don’t know, we can help. As Realtors® with years of experience in the Pine Creek Valley, we serve as your trusted advisor, skilled negotiator and expert facilitator. It’s all part of our guaranteed commitment to you.

We’re experienced and knowledgeable. Melanie has lived here all her life, and has over thirty years of experience in real estate. (Some of you remember Melanie and her mother, Evelyn Jackson, who ran a real estate business in Jersey Shore for many years.) Jim moved here more than 25 years ago, and knows the area and the real estate business very well.

Among other things, Melanie is a Certified Residential Appraiser who is often paid to determine property value for lenders. Who better to help you Sell or Buy a home at the right price?

This is the First Edition of our Pine Creek Valley Report and future issues will be forthcoming—our next scheduled mailing is the End of Summer edition, planned to go out Fall 2007. We’re mailing this for a simple business purpose. We hope that if you are considering selling your home or cabin, that you will consider us to serve as your Realtors®. Or maybe you know somebody—friend, family, coworker, etc.—who wants to be your neighbor in the Pine Creek Valley. Either way, we can help.

If you would like to continue to receive our reports, we’d prefer email (it’s cheaper!) but we will ‘snail mail’ you a copy, if you prefer. If you don’t want this at all, just let us know. In any case, contact us—you can call us at the office (570) 326-1561 Extension 172 or by email at: [Jim@PineCreekValleyHomes.com](mailto:Jim@PineCreekValleyHomes.com). Our cell phone numbers are (570) 660-9291 (Jim) or (570) 660-9671 (Melanie). Check out the website ([www.PineCreekValleyHomes.com](http://www.PineCreekValleyHomes.com)) for monthly updates as to happenings in the Pine Creek Valley.

See you in the Creek or on the Trail,

Jim & Melanie McLane  
Realtors®

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**Sales In Brown Township**

<u>Seller</u>	<u>Buyer</u>	<u>Sale Price</u>	<u>Date of Sale</u>	<u>Type of Property</u>
Lucas	Musser	\$60,000	04/6/2006	2 sty house (2 parcels)
Todd	Farley	\$254,400	10/4/2006	Log Home
Todd	Kann	\$300,000	02/24/2006	Black Forest Gift Shop
Multi Parcels				
Lubold	Oberg	\$275,000	06/13/2006	2 sty house
Swope	Yohe	\$90,000	07/05/2006	1.5 sty house
Brown	Rugh	\$160,000	09/21/2006	Vacant land
Harner	Rapp	\$125,000	03/10/2006	1.5 sty house
Nicky	VanNest	\$230,000	02/01/2007	1.5 sty house
Rummings	Reeder	\$220,000	07/19/2006	1 sty cabin
Yoder	NorCenPA Conservancy	\$470,000	08/25/2006	173.89 acres
Central PA Conservancy	Comm. PA	\$595,000	04/19/2007	173.89 acres*
Brown Twp	Button	\$67,100	04/02/2007	1 sty building

\*This is the same parcel; the conservancy often acquires land and later conveys it to the Commonwealth of PA

**Sales in McHenry Township**

<u>Seller</u>	<u>Buyer</u>	<u>Sales Price</u>	<u>Date of Sale</u>	<u>Type of Property</u>
Arena	Deuver	\$62,000	11/14/2006	2 acres land only
Heisey	Striffler	\$47,000	06/29/2006	2 sty
Wasson	Schnovel	\$169,900	01/08/2007	1 sty
White	Dodd	\$77,500	04/06/2006	1 sty
Hoy	Winters	\$75,000	08/21/2006	1 sty
Himmelrich	Hockenberry	\$174,900	10/31/2006	2 sty log
Baum	Beecher	\$75,000	09/15/2006	15.02 acres land only
Eldred	Casale	\$118,000	06/01/2006	1.5 sty house
Reynolds	Shearer	\$65,000	03/13/2006	1.08 acres
Brown	Deering	\$35,000	01/17/2006	10.4 acres
Ford/Kershner	Kershner	\$35,000	01/18/2007	1 acre
Ford/Kershner	Kershner	\$35,000	01/18/2007	.40 acre/trailer
Wolyniec	Spotts	\$156,000	07/11/2006	2 sty log

General disclaimer: The information provided in this report was gathered by doing a specific property search on the www.courthouseonline.com records, to which we subscribe. www.courthouseonline does not guarantee the data, but it is considered accurate. Our search parameters were for any sales over \$25.00 and under \$999,999. We excluded sales for \$1.00, which are generally between family members, but in any case, not indicative of market value. This is general information, of all sales found in these townships, for informational purposes to our clients and customers. Nothing in this report should be construed as an opinion of asking price or value.

**Sales in Cummings Township**

<u>Seller</u>	<u>Buyer</u>	<u>Sales Price</u>	<u>Date of Sale</u>	<u>Type of Property</u>
Vangorder	Packech	\$62,000	04/24/2006	trailer; .6 acres
Bierly	George	\$58,000	04/06/2006	trailer on .58 acres
Cresswell	Hanson	\$200,000	09/19/2006	1 sty
Kimball	Snyder	\$130,000	07/19/2006	land, outbuilding only
Kies	Yohe	\$44,000	05/20/2006	.40 acre land
Winters	Farnsworth	\$68,750	07/17/2006	.02 land only
Miller	Koch	\$65,000	05/26/2006	one story home
Cresswell	Hanson	\$200,000	09/19/2006	.32 acre 1 sty
Orvis	Kimball	\$535,000	03/24/2006	78 acres, 2 sty house
Kimball	Burke	\$190,000	08/09/2006	1 sty house
Baker	Wolfe	\$47,500	10/17/2006	5 acre lot
Danneker	Shemory	\$10,000	05/03/2006	.5 acre lot
Perkowski	Feerrar	\$185,000	01/17/2006	Perk's Place-Commercial**
Garverick	Saltzer	\$28,000	11/03/2006	.25 land
Winters	Farnsworth	\$68,750	07/17/2006	Trailer, .23 acre

\*\*Note that for some commercial transactions, the deed reflects the agreed upon value for the real estate only. This report focuses on real estate sales as reported. Any other arrangements between grantor and grantee not on public record are not available to us.

**Sales in Watson Township**

<u>Seller</u>	<u>Buyer</u>	<u>Sales Price</u>	<u>Date of Sale</u>	<u>Type of Property</u>
Snyder	Eck	\$54,000	09/28/2006	19.75 acres land
Breining	Breining*	\$150,000	10/27/2006	1.5 sty
Kimball	Charney	\$290,000	01/24/2006	1.22 acres land
Smith	Weiland	\$104,000	08/31/2006	.4 acres 1.5 sty
Breon	Tira	\$49,000	01/11/2006	2.55 acres land only
Motter	Piper	\$110,000	11/01/2006	1.5 sty
Kitchen	Breon	\$210,000	08/03/2006	2.6 acres 1 sty hse
Welshans	Breon	\$135,000	10/31/2006	1 sty brick ranch
Beatty	Beatty*	\$275,000	09/27/2006	2 sty house
Stover	Miller	\$15,000	12/29/2006	.5 acre land
Maguire	Probst	\$50,000	06/06/2006	1 acre land only
Oberle	KCB & Co	\$140,000	07/21/2006	1.5 sty house
Kimball	Chaney	\$290,000	01/24/2006	2 sty house
Paucke	Mason	\$110,000	10/25/2006	Venture Inn**
Maguire	Mowrer	\$32,000	09/11/2006	Land
Maguire	H & H	\$125,000	04/17/2006	2 sty house
Breon	Moriarity	\$67,400	07/19/2006	2 sty house 7.18 acre
Breon	MacGill	\$44,900	04/11/2006	2.16 acres land
Miller	Koch	\$310,000	10/22/2006	27.39 acres/2 sty house
Hurlbutt	Pfirman	\$94,297	12/29/2006	29.47 acres
Phillips	Maguire	\$147,531	08/03/2006	15.72 acres 1.5 sty
Snyder	Eck	\$54,000	9/28/2006	19.75 acres

\*interfamily sale which appears to be arms-length

\*\*real estate only portion of a commercial transaction