



**APPLICATION**

**Use Value Assessment of Farm Land and Forest Land Under Act 319 (as amended by Act 156 of 1998 and Act 235 of 2004) - Clean and Green**

PA Department of Agriculture Form AAO-82

**LUZERNE COUNTY, PENNSYLVANIA**

ck# 1340

**Any questions regarding the proper completion of this application are to be directed to the Luzerne County Assessment Office by calling (570) 825-1540.**

- This application must be completed and executed by all owners of the property for which application is being made. Should the property be titled in the name of a corporation, the application must be executed by the individual authorized by corporate resolution to do so. Should the property be titled to an entity other than a corporation, the application must be executed by an individual duly authorized to act on behalf of that entity. A copy of the appropriate corporate resolution or authorization must be attached to this application.
- All signatures on this application must be notarized. This application may be filed in person or by mail with the Luzerne County Assessment Office. The office address is: Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711.
- Act 319 of 1974 was amended by Act 156 of 1998 and Act 235 of 2004 and requires that this application be RECEIVED by the Assessment Office on or before **June 1st** of the year immediately preceding the tax year for which the property owner wants to enroll the property. Exception: In a year when a county implements a county-wide reassessment, or a county-wide reassessment of enrolled land, the application deadline shall be extended to either a date 30 days after the final order of the county Board of Assessment Appeals, or by **October 15** of the same year. This deadline is applicable regardless of whether judicial review of the order is sought.
- A one-time application fee must be remitted with this application, payable to the "Luzerne County Treasurer." Upon approval of your *Clean and Green* application, a recording fee will be required, payable to the "Luzerne County Recorder of Deeds." The fee schedule is shown below.
- If the landowner changes the use to an ineligible use, the roll-back tax, plus six percent interest (compounded annually) will be charged against all parcels/deeds included in the application. Landowners who request any portion of their land to be declared ineligible for *Use Value* assessment must attach a site map showing the location and boundaries of the proposed ineligible land.
- Qualification for enrollment of your property into the *Clean and Green* preferential assessment program is determined by meeting the minimum requirements established for any one of three land use categories: Agricultural Use, Agricultural Reserve, or Forest Reserve. The specific eligibility requirements are described in the Luzerne County *Clean and Green* booklet, "*Understanding the Clean and Green Program*." The program is administered by the county. **ALL QUESTIONS MUST BE ANSWERED.** You may attach separate explanatory sheets should you feel your responses require additional detail.

*This application complies with the uniform standards developed for use value assessment applications by the Commonwealth of Pennsylvania, Department of Agriculture - Form AAO-82. For more information, refer to Act 235 of 2004 and the Department of Agriculture's Rules and Regulations. You may obtain these documents from the Department of Agriculture.*

**I N S T R U C T I O N S**

**O W N E R I N F O R M A T I O N**

Property Identification Number(s) (district, map, and parcel)	Daytime Telephone
53-49-00A-002-00	(570) 474-2025
Last Name (individual or entity representative)	Home Telephone
FEDERIANI FRANK	(570) 773-2025
Last Name (individual or entity representative) that this document is recorded in the Recorder of Deeds Office of Luzerne County, Pennsylvania.	Land for which application is being made is owned by (✓):
JAMES RED O'BRIEN	<input type="checkbox"/> Individual
RECORDER OF DEEDS OF LUZERNE COUNTY	<input type="checkbox"/> Partnership
RECORDED	<input checked="" type="checkbox"/> Corporation
FILED FEB 26 2009	<input type="checkbox"/> Institution
	<input type="checkbox"/> Cooperative
	<input type="checkbox"/> Other (explain)
Entity: partnership, corporation, institution, cooperative, or other name (if applicable)	
PRESIDENTIAL LAND CO LTD	
Mailing Address - Street	
433 W CENTER ST P.O. Box 239	
Mailing Address - City, State, ZIP	
MANTANAW CITY PA 17948	
Location Address - Street, City, Town/Borough	School District
HESLOP ROAD RICE TWP	CRESTWOOD

**CLEAN AND GREEN APPLICATION AND RECORDING FEES**

<input type="checkbox"/> Application Fee	\$50.00
<input type="checkbox"/> Basic Recording Fee	\$18.50
<b>Supplemental Fees:</b>	
<input type="checkbox"/> Each additional page over full page	\$2.00
<input type="checkbox"/> Each additional page over 1/2 page	50¢
<input type="checkbox"/> Each additional page over 1/4 page	50¢
<input type="checkbox"/> Amendment	\$20.50
<input type="checkbox"/> Revocation	\$20.50

PA WRIT TAX \$0.50  
 LUZERNE COUNTY RECORDING FEE \$13.00  
 LUZERNE COUNTY ARCHIVES FEE \$2.00  
 LUZERNE COUNTY ARCHIVES RECORDER \$3.00  
 TOTAL PAID \$18.50  
 INV: 563204

BOOK: 11297  
 PAGE: 10004  
 FEB 26 2009  
 RECORDER OF DEEDS  
 LUZERNE COUNTY  
 INSTRUMENT NUMBER: 002-00  
 RECORDED IN FULL PAGE  
 (Luzerne County is considered a name)  
 BOOK: 11297  
 PAGE: 10004  
 FEB 26 2009  
 RECORDER OF DEEDS  
 LUZERNE COUNTY  
 INSTRUMENT NUMBER: 002-00  
 RECORDED IN FULL PAGE  
 (Luzerne County is considered a name)

408.57

- List the total number of acres represented on this application (if known).
- Is the land currently assessed under Act 515 (1965 P.L. 1292, No. 515)(16 P.S. § 11941 et seq.)? Yes  No
- Is the land in this application leased for minerals? Yes  No
- Under which category do you intend to apply (check all that apply)?

LAND INFO

- Agricultural Use** (Land in agricultural production for at least three years preceding the application for use-value assessment, and is either (1) comprised of 10 or more contiguous acres or (2) if less than 10 acres, is an individual tract of land contiguous to an eligible tract of land 10 acres or more in size or has anticipated yearly gross agricultural production income of at least \$2,000.)
- Agricultural Reserve** (Land that is open space land. In order to qualify, the land must be at least 10 contiguous acres in area, non-commercial, and must be open to the public for outdoor recreation or enjoyment of the land's scenic or natural beauty. The owner may not charge for public access to his or her property.)
- Forest Reserve** (Land that is presently stocked with trees such that the land is capable of producing annual growth of 25 cubic feet per acre, and the land is either (1) comprised of 10 or more contiguous acres, (2) if less than 10 acres, is an individual tract of land contiguous to an eligible tract of land 10 acres or more in size, or (3) if less than 10 contiguous acres, is used as a farm woodlot and adjoins land that is in agricultural use and has the same owner as the farm woodlot.)
- If you have documentation supporting soil types or timber types, such as a conservation plan or a forestry management plan, please supply copies of this information with your application. This is not, however, a requirement for submitting an application.
  - For any additional land you own which might be eligible for use-value assessment, but for which you do not intend to apply, list amount of acreage.
  - Has the land represented on this application been actively devoted to agricultural use for the past three (3) years? Yes  No
- Agricultural use* is defined as "land which is used for the purpose of producing an agricultural commodity or is devoted to and meets the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the Federal government (at least 51% of tillable land must be farmed)."

SIGNATURE

The applicant for use-value assessment hereby agrees, if the application is approved for use-value assessment, to submit 30 days written notice to the County Assessor of a proposed change in use of the land, a change in ownership of any portion of the land, any type of division or conveyance of the land, or commencement of direct commercial sales of agriculturally-related products and activities on the enrolled land. The applicant for use-value assessment acknowledges that, if the application is approved for use-value assessment, it will remain in effect continuously until the land owner changes the use from the approved category or until an ineligible split or separation occurs. At that time, a roll-back tax, plus interest (72P.S. § 5490.5a) shall be paid for a period not to exceed seven (7) years. All owners of record must sign this application in the presence of a notary.

The undersigned declares that this application, including all accompanying schedules and statements, has been examined by him/her, and to the best of his/her knowledge and belief is true and correct.

Owner Signature (individual) \_\_\_\_\_ CERTIFIED PROPERTY IDENTIFICATION NUM. \_\_\_\_\_  
 Owner Signature (individual) \_\_\_\_\_ MUNICIPALITY Johnstown Twp  
 Owner Signature (individual) \_\_\_\_\_ PIN MAP L9 BLOCK A LOT 2  
 Owner Signature (individual) \_\_\_\_\_ TRANSFER \_\_\_\_\_ DIVISION \_\_\_\_\_  
 Officer Signature (Entity: partnership, corporation, institution, cooperative, or other) \_\_\_\_\_ DATE 2-4-09 MADRID  
 Date 7/23/08

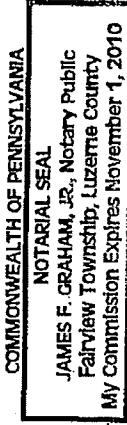
NOTARY

COMMONWEALTH OF PENNSYLVANIA:  
 COUNTY OF LUZERNE : SS.  
 On this, the 23 day of July, 2008, before me, a Notary Public, the herein signed,  
 did personally appear Francis E. Pedriani  
 known to me (or satisfactorily proven) to be the person whose name is sworn and subscribed and executed the same for the purposes therein contained.  
 IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.  
 Notary Public: James F. Graham Jr.  
 My Commission Expires: \_\_\_\_\_ (SEAL)

OFFICIAL USE ONLY

Agricultural Use  
 Agricultural Reserve  
 Forest Reserve  
 Disapproved

Deed Book/Page \_\_\_\_\_  
 Deed Book/Page \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 Initials \_\_\_\_\_



REC Book 3009 Page 13875