

53-L9 -00A-002-000

PRESIDENTIAL LAND COMPANY LTD

Control: 00119304

433 W CENTRE ST

Part Interest of

MAHANoy CITY PA 17948-2509

SITUS: HESLOP RD

Desc-2:

Desc-3:

Desc-4:

LOT SIZE: actual frontage Total Lot SqFt
 Frontage: Depth:
 FF?:
 Deeded Acres: 403.000

ASSESSMENT SUMMARY		YEAR 20
Appraised Full Value	Land	
	Improvements	
	Total	
Assessment-ratio %		
Assessed Valuation	Land	
	Improvements	
	Total	

Certified Valuator _____
 Certified Number _____
 Date Completed _____
 Reason for Change _____

ASSESSED VALUE HISTORY						
DATE	LAND	BLDG	TOTAL			
02/05/2009	444900	0	444900	A	37800	37800
11/06/2008	449800	0	449800	A	38300	38300
07/01/2008	457600	0	457600			
11/10/2006	1790	0	1790			

SALES HISTORY

PRESIDENTIAL LAND COMPANY, LTD. 03005-230539 09/08/2005 550000
 THETA LAND CORPORATION 02699-000001 10/27/1999 1

>> LUZERNE COUNTY -- PROPERTY RECORD CARD <<

PRE-REASSESSMENT DATA

(As Of 05/10/2018 09:26:41)

1965 Base Year Assessed Value

Land - 1790

Bldg - 0

Total - 1790

Municipality: 53 - RICE TOWNSHIP

Ward: 00 Seq: Div:

TAX STATUS: 0

Land Use: 9150

Plate Type:

PIN: 53-L9 -00A-002-000

Plate: 53-312-1

GIS PIN: 53L9 00A002000

OLD PIN: 53-L9 -00A-002

Control: 00119304



General Remarks:

05/06/09 CLEAN & GREEN UPDATE
 04/29/09 CLEAN AND GREEN APPROVED EFFECTIVE 2009
 01/05/09 ACRES CORRECTED & VERIFIED AS PER PRC
 01/05/09 ACRES CORRECTED FRM 408.574 TO 403
 04/26/06 MAILING ADDRESS USPS STANDARDIZED
 10/17/05 TRANSFER

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

CY# 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.

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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)	First	Initial
FEDERIANI FRANK		
Last Name (individual or entity representative) that this document is recorded in the Recorder of Deeds Office of Luzerne County, Pennsylvania.		
FEDERIANI FRANK		
Last Name (individual or entity representative) First Initial		
JAMES RED O'BRIEN RECORDER OF DEEDS		
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		CAESTWOOD

Book _____ Page 13874

CLEAN AND GREEN APPLICATION AND RECORDING FEES

<input type="checkbox"/> Application Fee	.....	\$50.00
<input type="checkbox"/> Basic Recording Fee	.....	\$18.50
Supplemental Fees:		
<input type="checkbox"/> Each additional page over full page	.....	\$2.00
<input type="checkbox"/> Each additional name given by applicant (if name is considered a name)	.....	50¢
<input type="checkbox"/> Each additional page over full page	.....	50¢
<input type="checkbox"/> Amendment	.....	\$20.50
<input type="checkbox"/> Revocation	.....	\$20.50

PA WRIT TAX \$0.00
 LUZERNE COUNTY RECORDING FEE \$13.00
 LUZERNE COUNTY ARCHIVES FEE \$2.00
 LUZERNE COUNTY ARCHIVES RECORDER \$3.00
 TOTAL PAID \$18.50
 INV: 563204

- List the total number of acres represented on this application (if known). 408.57
- Is the land currently assessed under Act 515 (1965 P.L. 1292, No. 515)(16 P.S. § 11941 et seq.)? Yes X No
- Is the land in this application leased for minerals? Yes X No
- Under which category do you intend to apply (check all that apply)?

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 X 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)."

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. <u>2008 SEP 24 AM 9:44</u>
Owner Signature (individual)	MUNICIPALITY <u>Johnstown Twp</u>
Owner Signature (individual)	PIN MAP <u>49</u> BLOCK <u>A</u> LOT <u>2</u>
Owner Signature (individual)	TRANSFER <u>2-4-09</u> DIVISION <u>MAINT</u>
Owner Signature (individual)	DATE <u>7/23/08</u>
Officer Signature (Entity: partnership, corporation, institution, cooperative, or other)	Date

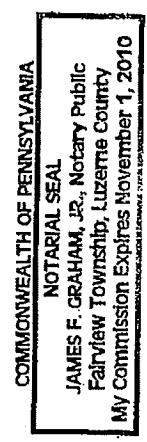
COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF LUZERNE : SS.
On this, the 23 day of July, 2008, before me, a Notary Public, the herein signed, did personally appear Francis E. Pedriani

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: Please attach additional sheets, if needed.

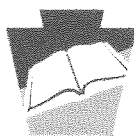
Notary Public: James F. Graham Jr.
My Commission Expires: (SEAL)

OFFICIAL USE ONLY

<input type="checkbox"/> Agricultural Use	Deed Book/Page _____
<input type="checkbox"/> Agricultural Reserve	Deed Book/Page _____
<input type="checkbox"/> Forest Reserve	Date Received _____
<input type="checkbox"/> Disapproved	Initials _____



REC Book 3009 Page 13875



pennsylvania

OFFICE OF OPEN RECORDS

STANDARD RIGHT-TO-KNOW REQUEST FORM

DATE REQUESTED: May 6, 2018

REQUEST SUBMITTED BY: E-MAIL U.S. MAIL FAX IN-PERSON

REQUEST SUBMITTED TO (Agency name & address): Mr. Tony Alu Assessor's Office
Luzerne County, PA

NAME OF REQUESTER : George J. Venesky

STREET ADDRESS: 1327 Heslop Road

CITY/STATE/COUNTY/ZIP(Required): Mountain Top, PA 18707

TELEPHONE (Optional): 5705106091 EMAIL (optional): _____

RECORDS REQUESTED: **Provide as much specific detail as possible so the agency can identify the information. Please use additional sheets if necessary* Clean and Green Application and any supporting documents and Change of Assessment Notice for land parcel identified as being owned by Presidential Land Company LTD, Rice Township, PIN 53-L-00A-002-000, 403 acres. Assessed value of 37800.

DO YOU WANT COPIES? YES NO

DO YOU WANT TO INSPECT THE RECORDS? YES NO

DO YOU WANT CERTIFIED COPIES OF RECORDS? YES NO

DO YOU WANT TO BE NOTIFIED IN ADVANCE IF THE COST EXCEEDS \$100? YES NO

**** PLEASE NOTE: RETAIN A COPY OF THIS REQUEST FOR YOUR FILES ****
**** IT IS A REQUIRED DOCUMENT IF YOU WOULD NEED TO FILE AN APPEAL ****

FOR AGENCY USE ONLY

OPEN-RECORDS OFFICER:

I have provided notice to appropriate third parties and given them an opportunity to object to this request

DATE RECEIVED BY THE AGENCY:

AGENCY FIVE (5) BUSINESS DAY RESPONSE DUE:

***Public bodies may fill anonymous verbal or written requests. If the requestor wishes to pursue the relief and remedies provided for in this Act, the request must be in writing. (Section 702.) Written requests need not include an explanation why information is sought or the intended use of the information unless otherwise required by law. (Section 703.)*

LUZERNE COUNTY
OFFICE OF LAW
ROMILDA P. CROCAMO, ESQUIRE
CHIEF COUNTY SOLICITOR



LUZERNE COUNTY
COUNTY MANAGER
C. DAVID PEDRI, ESQUIRE

COUNTY of LUZERNE
P E N N S Y L V A N I A
ESTABLISHED 1786

May 10, 2018

George J. Venesky
1327 Hislop Road
Mountain Top, PA 18707

RE: RTK Request # 18-98

Dear Mr. Venesky:

Thank you for writing to Luzerne County with your request for information pursuant to the Pennsylvania Right-To-Know law. My email is Jackie.Carroll@luzernecounty.org.

On May 7, 2018, the Luzerne County Office of Law received a request for documents from you described in the attached Right to Know request. Your request is granted.

Attached to this correspondence is the information you requested.

We do not have a copy of the Change of Assessment notice because this activity happened before we started scanning info in May of 2009. There was a change in Assessed value back in 2009 due to a miscalculation of acreage that needed to be adjusted for 408.574 acres to 403. The current assessed value is 444,900.

Had your request been denied, you would have a right to appeal this denial of information in writing to Office of Open Records, Commonwealth Keystone building, 400 North Street, 4th Floor, Harrisburg, PA 17120.

If you choose to file an appeal for any reason, you must do so within 15 business days of the mailing date of the agency's response. Section 1101. If you have further questions, please contact me. Please be advised this correspondence will serve to close this request with our office as permitted by law.

Very truly yours,

JACQUELINE MUSTO CARROLL, ESQUIRE
Luzerne County – Open Records Officer
200 North River Street
Wilkes-Barre, PA 18711