



**Individual Appeal Case Record:**

Date: 12/05/2024 Time: 9:14 AM  
Property Owner: Tall Pines Players Club LLC  
Represented by: Adam Diaz Forest Lake Township  
Parcel Number: 063.00-2,002.00,000 Acres: 11.70ac Property Type: CL  
Market Value: \$31,400 Assessed Value: \$15,700  
C&G Market Value: N/A C&G Assessed Value: N/A  
Estimated Co/Twp/School Tax: \$1,112.77  
Parcel Approved for Homestead: No

Adam Diaz explains that he is appealing for three reasons. He states that the power line Right of Way for the cell tower has been there since 2018. A. Diaz also explains that the cell tower company let him know that they were going to take down dead trees, so A. Diaz went ahead and did it himself. He also explains that the building is not commercial, just cold storage that has been there for twenty years when he has only owned the property for five years. A. Diaz provided a picture of the cleared trees.

Chief Assessor S. Seamans states that the property was originally enrolled in Clean & Green in 1997. In 2019 Tall Pines Players Club LLC bought the property, and A. Diaz filed an updated Clean & Green application. S. Seamans provides an aerial view of what the property looked like in 2019. She explains that the roadway and cell tower were already ineligible totaling one acre. Ten eligible acres are required to stay in Clean & Green. S. Seamans states that on the application that A. Diaz signed, there is a statement warning owners to let the assessment office know when there is going to be a change of use in the property. Chief Assessor Seamans provides a current satellite image showing the paved roadway leading to the neighboring business. A. Diaz agrees it is now paved. S. Seamans explains that in the program you are allowed to clean up dead trees, but you must replant. With the now landscaped and paved area, there are now less than ten eligible acres. A rollback was sent, and the property was taken out of Clean & Green.

Commissioner Herschel inquires about how many acres of wooded area are left.

Motion was made by Commissioner Herschel to table the Appeal to February.

Seconded by Commissioner Darrow Ayes: Unanimous Motion carried

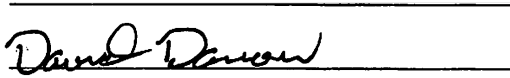
Commissioner Herschel motioned to adjourn at 9:29 AM.

Seconded by Commissioner Darrow Ayes: Unanimous Motion carried

ATTEST:

  
Secretary of Board

APPROVED:



SUSQUEHANNA COUNTY BOARD OF  
ASSESSMENT REVISIONS