

Date: 09/04/2025
AS 2025-09

The Board of Assessment Revision meeting was called to order at 8:59 AM on September 4, 2025, in the Susquehanna County Courthouse.

Present: Commissioners A. Hall, D. Darrow, R. McNamara, Director of Assessment/Chief Assessor S. Seamans, Senior Field Appraiser/Deputy Director P. Leach, Secretary A. Sanguinito

Pledge of Allegiance to the Flag

Commissioner McNamara made a motion to approve the minutes from August 7, 2025.

Seconded by Commissioner Darrow Ayes: Unanimous Motion carried

DISCUSSION: Sean Mangin (054.11-5,043.00,000): Chief Assessor Seamans states the Assessment office received a letter from Pennsylvania Department of Military and Veterans Affairs declaring S. Mangin has demonstrated the required financial need and is recommended to be approved for tax exemption status as of July 21, 2025.

Motion was made by Commissioner Darrow to approve tax exemption status.

Seconded by Commissioner McNamara Ayes: Unanimous Motion carried

DISCUSSION: Marvin B & Bernadette Beamer (161.12-1,021.01,000): Chief Assessor Seamans states the Assessment office received a letter from Pennsylvania Department of Military and Veterans Affairs stating M. Beamer has demonstrated the required financial need and is recommended to be approved for tax exemption status as of July 17, 2025.

Motion was made by Commissioner McNamara to approve tax exemption status.

Seconded by Commissioner Darrow Ayes: Unanimous Motion carried

DISCUSSION: Travis & Lindsey O'Brien (132.00-1,043.00,000): Chief Assessor Seamans states the Assessment office received a letter from Pennsylvania Department of Military and Veterans Affairs declaring T. O'Brien has demonstrated the required financial need and is recommended to be approved for tax exemption status as of August 11, 2025.

Motion was made by Commissioner Darrow to approve tax exemption status.

Seconded by Commissioner McNamara Ayes: Unanimous Motion carried

DISCUSSION: Keith W & Abbey S Bishop (115.00-2,032.00,000): Chief Assessor Seamans states the Assessment office received a letter from Pennsylvania Department of Military and Veterans Affairs declaring K. Bishop has demonstrated the required financial need and is recommended to be approved for tax exemption status as of April 24, 2025.

Motion was made by Commissioner McNamara to approve tax exemption status.

Seconded by Commissioner Darrow Ayes: Unanimous Motion carried

Individual Appeal Case Record:

Date: 09/04/2025

Time: 9:04 AM

Property Owner: John C Wagner

Represented by: John Wagner

Little Meadows Borough

Parcel Number: 021.10-1,012.00,000

Acres: 0.46ac Property Type: L1

Market Value: \$3,000

Assessed Value: \$1,500

C&G Market Value: N/A

C&G Assessed Value: N/A

Estimated Co/Twp/School Tax: \$117.67

Parcel Approved for Homestead: No

John Wagner states that he is requesting exemption. He explains that the parcel is a part of his family's cemetery which also occupies the adjoining parcel (021.10-1,010.00,000) that is already exempt. J. Wagner bought the parcels from his aunt to keep the cemetery in the family and realized there are gravesites on the non-exempt parcel.

Individual Appeal Case Record:

Date: 09/04/2025

Time: 9:19 AM

Property Owner: Commonwealth Charitable Management Inc

Represented by: Cristine Clayton – Executive Director/CEO

Jill Swingle – Director of Operations/Secretary of the Board

Parcel Number: 124.14-2,019.00,000

Acres: 1.40ac

Property Type: RA

Market Value: \$179,200

Assessed Value: \$89,600

C&G Market Value: N/A

C&G Assessed Value: N/A

Estimated Co/Twp/School Tax: \$7,642.63

Montrose Borough – W1

Parcel Approved for Homestead: No

Cristine Clayton requests exemption for the property. She explains that the building will be used for classes and additional office space. Currently the Wellness Center is using space for classes and other services and there are no office spaces yet.

Chief Assessor S. Seamans shows pictures and explains the changes made upon review. She explains that the Wellness Center is operating in the space and has massage, yoga, and other classes all for a fee. S. Seamans brought up the Wellness Center’s website showing the prices of these services. She asks how this benefits low-income residents.

C. Clayton explains that the practitioners set their prices themselves, and they did a free yoga class for a local basketball team. She says that they are improving the quality of life for residents. They are also going to add office space for the Community Foundation. Chief Assessor S. Seamans states that there is no office space currently.

Commissioner Hall states that they don’t seem to meet the HUP Test.

Motion was made by Commissioner Darrow to deny the Appeal.

Seconded by Commissioner Hall

Ayes: Commissioner Hall & Commissioner Darrow
Commissioner McNamarra abstained

Motion carried

Commissioner McNamara motioned to adjourn at 9:28 AM.

Seconded by Commissioner Darrow

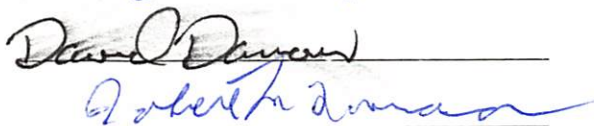
Ayes: Unanimous

Motion carried

ATTEST:


Secretary of Board

APPROVED:



SUSQUEHANNA COUNTY BOARD OF
ASSESSMENT REVISIONS