




Lycoming County Assessor  
48 West Third Street  
Williamsport PA 17701  
Phone: (570) 327-2301  
Fax: (570) 327-2309

7.35 ac

<http://lycomingpa.devnetwedge.com/>

### Information for Parcel 23+,357.0-0186.00-000+, Tax Year 2014 Payable 2015

Property Information		
Tax Year 2014	UPI Number 23-357-186	
Site Address 178 SHEETS HILL RD	Property Class RO-Residential - Out-Buildin	
Tax Code 2301 - 2301 Jordan	School District SD05 - EAST LYCOMING SCHOOL DIST	
Owner Name and Address AGB PROPERTIES LLC PO BOX 462 AMBLER, PA 19002	Mailing Name and Address AGB PROPERTIES LLC PO BOX 462 AMBLER, PA 19002	

Assessments						
School Billing						
	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	36,350	8,110	44,460	0	0	0
Exempt	0	0	0	0	0	0
Total	36,350	8,110	44,460	0	0	0
Annual Billing						
	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	36,350	8,110	44,460	0	0	0
Exempt	0	0	0	0	0	0
Total	36,350	8,110	44,460	0	0	0

Note: Preferential Assessment values indicate that the property is enrolled in Clean & Green

Homestead/Farmstead Exclusion
There are no exemptions

Clean and Green Application Status
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Sales History					
Year	Book - Page	Sale Date	Sold To	Sold By	Price
2009	6726 - 0287	08/18/2009	AGB PROPERTIES LLC	JARRETT MICHAEL C & NANCY I	\$74,900
2008	6284 - 0114	03/18/2008	JARRETT MICHAEL C & NANCY I	GRIFFIN RICHARD D & DIANA K	\$1
2004	4881 - 0070	02/24/2004	GRIFFIN RICHARD D & DIANA K	JARRETT MICHAEL C & NANCY I	\$30,000
2000	3590 - 0236	07/27/2000	JARRETT MICHAEL C & NANCY I	MELLER EDWARD & ELIZABETH	\$82,500
1981	0963 - 0348	07/01/1981	MELLER EDWARD & ELIZABETH		\$23,550

Market Land Valuation							
Property Type	Description	Land Type	Width	Depth	Sq. Ft.	Calc. Acres	Deed Acres
RES - Residential	Primary Site Acre	Site Acre - Site Acre (Acreage)	0	0	0	1.00	1.00
RES - Residential	Residual	T - Tillable	0	0	0	7.35	7.35

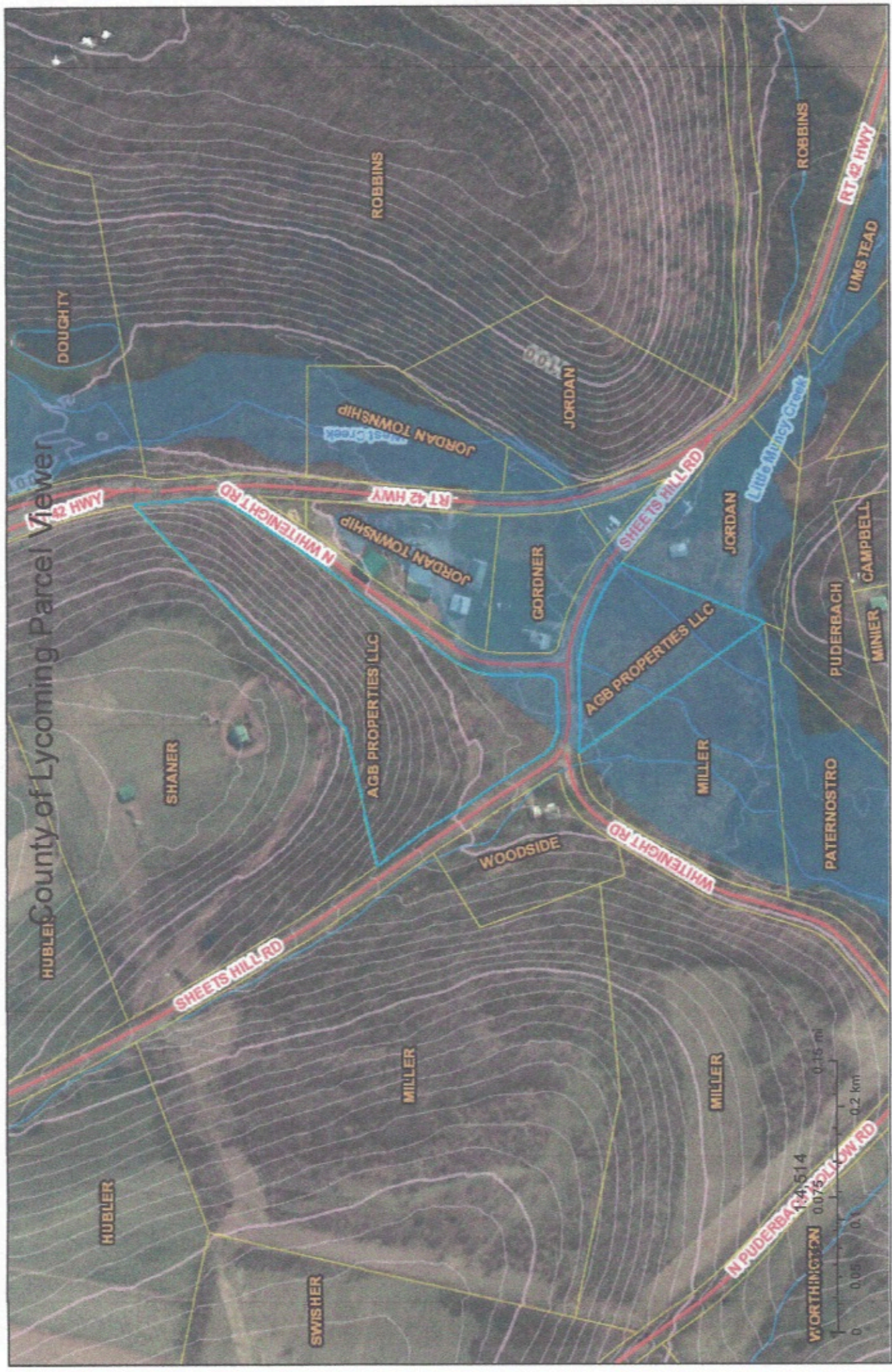
OUT BUILDINGS (Structure 1 of 1)						
Property Type	Description	Style	Quality	Living Area (sq. ft.)	Year Built	Age
RES - Residential	OUT BUILDINGS	One Story		0	2004	
OUTBUILDINGS (Square Ft.)						
100 Bank Barn (Poor)		3328.00 124 Lean-To (Poor)				120.00

Property Characteristics				
Utilities	Streets/Roads	Topography	Fronting Traffic	Setback
Wtr: None/Swr: Unknown	Paved	Rolling / Partial Tree Cover		

Images			
			



# Hubler County of Lycoming Parcel Viewer



Map Printed on July 15, 2014

The information provided on this map is the latest data available, but it should not be construed as a complete and accurate description, whether legal or otherwise, of any particular parcel or boundary. The County of Lycoming makes no warranty whatsoever, whether expressed or implied, with respect to the accuracy or completeness of the GIS data or its fitness for any particular purpose.





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Scale 1 : 8,800



Data Zoom 14-5



LYCOMING COUNTY  
VERIFIED / ASSIGNED UPI  
**23-357-186**

Instrument 200908011954 DR  
book 6728  
Page 287

File No. BT-57100

Parcel ID No. 23-357-186

**This Indenture**, made the 30<sup>th</sup> day of July, 2009

**Between**

**MICHAEL C. JARRETT AND NANCY L. JARRETT, HUSBAND AND WIFE**

(hereinafter called the Grantors), of the one part, and

**AGB PROPERTIES, LLC**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantors for and in consideration of the sum of seventy-four thousand nine hundred and 00/100 Dollars (\$74,900.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns, in fee

ALL THAT CERTAIN piece, parcel and lot of land situate in Jordan Township, Lycoming County, Pennsylvania, being known as Lot #4 of the Michael C. and Nancy L. Jarrett Subdivision, as recorded in Lycoming County Record Book 3956, page 320, Map Book 57, page 504 and being more specifically described in accordance with a survey prepared by English and Hopkins Surveying, #M1160, dated October 10, 2001, as follows:

BEGINNING at a set magnetic spike in the center line of S.R. 42 at the intersection with T-535, a/k/a Whitenight Road. Thence by the center line of T-535, the next six courses and distances: (1) South forty degrees, forty-seven minutes, twenty-eight seconds, West two hundred thirty seven and nine hundredths feet to a P.K. nail. Thence (2) South forty-six degrees, one minute, twenty-six seconds West one hundred forty-eight and twenty-eight hundredths feet, to a P.K. nail. Thence (3) South forty-three degrees, thirty-six minutes, seven seconds West, two hundred forty-four and ninety-six hundredths feet, to a P.K. nail. Thence (4) South thirty-four degrees, thirty-three minutes, twenty-six seconds West, forty-eight and ninety-eight hundredths feet, to a P.K. nail. Thence (5) South twenty degrees, one minute, twenty-seven seconds West, seventy-one and ten hundredths feet, to a P.K. nail. Thence (6) South seven degrees, thirty-six minutes, forty-three seconds West, one hundred forty-four and forty-six hundredths feet to a P.K. nail at the intersection with T-529, a/k/a Sheets Hill Road. Thence by Sheets Hill Road, the next two courses and distances: (1) South sixty-eight degrees, thirty-eight minutes, thirty-three seconds East, one hundred thirty-three and thirty-four hundredths feet, to a P.K. nail. Thence (2) South forty-nine degrees, forty-three minutes, thirty-seven seconds East, one hundred twenty-nine and forty-seven hundredths feet, to a set magnetic nail in a bridge over Little Muncy Creek. Thence by lands now or formerly of David W. Jordan,



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the next course and distance; South twenty-eight degrees, forty-seven minutes, four seconds West, three hundred thirty-seven and three hundredths feet to an existing 36" Hemlock on the South side of Little Muncy Creek. Thence by Lot #1 of this subdivision, the next two courses and distances: (1) North twenty-nine degrees, twenty-five minutes, thirty-six seconds West, four hundred ninety-nine and three hundredths feet to a set #4 rebar South of the traveled portion of T-529. Thence (2) North twenty-nine degrees, twenty-five minutes, thirty-six seconds West, fifty-two and twenty-three hundredths feet crossing T-529 to a set #4 rebar at the Southeast corner of land now or formerly of Margaret Woodside. Thence by T-529 and land now or formerly of Margaret Woodside, the next course and distance: North twenty-five degrees, twenty four minutes, thirty seconds West, three hundred eighty-one and forty-nine hundredths feet to a P.K. nail in the centerline of T-529. Thence by the center line of T-529, the next course and distance: North twenty-five degrees, fifty-six minutes, thirty-seven seconds West, one hundred twenty-six and thirty-two hundredths feet, to a P.K. nail in the center of T-529. Thence by Lot #3 of this subdivision, the next two courses and distances: (1) North eighty-eight degrees, thirty-one minutes, twenty-six seconds East, three hundred sixty-five and no hundredths feet passing thru a set #4 rebar at 25.00 feet. Thence (2) North fifty-six degrees, fifty-seven minutes, forty-eight seconds East, six hundred eighty-six and seventy-five hundredths feet total distance (passing thru a #4 rebar at 656.75') to a point in the center of S.R. 87 leading from Beech Glen to Unityville. Thence by the center line of S.R. 87 South three degrees, no minutes, thirty-two seconds West, one hundred eighty-four and fifty-six hundredths feet, to a set magnetic spike in the center line of S.R.42, being the point and place of beginning.

CONTAINING 9.030 acres of which 0.68 acre is in right-of-way for roads, leaving a total 8.35 acres of usable land, more or less.

BEING THE SAME PREMISES which RICHARD D. GRIFFIN and DIANA K. GRIFFIN, Husband and Wife by Indenture bearing the date of March 8, 2008 and recorded in the Office of the Recorder of Deeds, in and for the County of Lycoming, COMMONWEALTH OF PENNSYLVANIA on March 18, 2008 in Book 6284 Page 114 granted and conveyed unto MICHAEL C. JARRETT and NANCY I. JARRETT, Husband and Wife, their Heirs and Assigns, in fee.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.



Instrument  
200900011954 OR

book Page  
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And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

### Warrant and Foreber Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

\_\_\_\_\_  
MICHAEL C. JARRETT (SEAL)

\_\_\_\_\_  
NANCY I. JARRETT (SEAL)

Commonwealth of Pennsylvania } ss  
County of Lycoming

On this the 30th day of July, 2011, before me, the undersigned Notary Public, personally appeared MICHAEL C. JARRETT and NANCY I. JARRETT, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

DuAnn M. George  
Notary Public  
My commission expires 11-15-2011

The address of the above-named Grantee is:

P.O. Box 462  
AMBLER, PA. 19002  
On behalf of the Grantee Chapman

