1) Meeting Convened – 8:30am

2) Approval of Minutes – August 2, 2016

3) Meeting Adjourned – 1:45pm

4) Those in Attendance – Mr. Musser, Mr. LeHew, Mr. Engle, Mr. Howe, Mrs. LiBrandi
Board of Assessment Appeals  
Dauphin County  
08/09/2016

08:30 AM Hearing Location BOARD OF REVIEW ROOM
Owner(s) CALNON C DENNIS ATTN: RICHARD SCHMELTZ
Location 50 CARSONVILLE RD
Docket Number 2016-000048
Municipality JEFFERSON TWP
Parcel Number(s) 33-005-014-000-0000
Reason Annual
Present Assessment $91,800 Value Per Square Foot $55.07
Appraisal Statistics Two Story
Square Footage 1,667
Implied Market Value $125,400 Value Per Square Foot $75.23

Assessment Appeal Hearing Minutes

Present at Hearing: Richard & Kandra Schmeltz.
Materials Presented: Market analysis, photos.

Recent Appraisal Amount: $65,000
Date of Appraisal: 05/23/2016
Appraisal Prepared by: Carl Snyder

Additional Notes:

Board Decision: ○ Deny
● Change
○ Abandoned for Failure to Appear
○ Withdrawn by Appellant
○ Exempt Status

Revised From:  
Land $32,100 To: $32,100
Building $69,700 $15,500
Total $91,800 $47,600

Effective Date: 01/01/2017
Motion: Michael G. Musser, II
Seconded: Daryl Z. LeHew
Approved Motion: Daryl Z. LeHew
Hearing Location: BOARD OF REVIEW ROOM
Owner(s): WEBER ADAM K
Location: 3673 DEW AVE
Docket Number: 2016-000049
Municipality: LONDONDERRY TWP
Parcel Number(s): 34-011-328-000-0000
Reason: Annual
Present Assessment: $328,100  Value Per Square Foot: $90.16
Appraisal Statistics: One Story
Square Footage: 3,639
Implied Market Value: $448,200  Value Per Square Foot: $123.17

Present at Hearing: Adam Weber.
Materials Presented: Appraisal, comps.

Recent Appraisal Amount: $355,000
Date of Appraisal: 06/01/2016
Appraisal Prepared by: Troy G. Mayko.

Additional Notes:

Board Decision: □ Deny
   ■ Change
   □ Abandoned for Failure to Appear
   □ Withdrawn by Appellant
   □ Exempt Status

Revised From:  Land: $30,800  Building: $297,300  Total: $328,100
               To: $30,800  $236,400  $267,200

Effective Date: 01/01/2017
Motion: Michael G. Musser, II
Seconded: Daryl Z. LeHew
Approved Motion: Daryl Z. LeHew
Present at Hearing: Joanna Deleo, Joy Daniels.

Materials Presented: Comps.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes:

Board Decision:  
- Deny
- Change
- Abandoned for Failure to Appear
- Withdrawn by Appellant
- Exempt Status

Revised From:  
- Land $72,200  To:  $72,200
- Building $641,400  $426,900
- Total $713,600  $499,100

Effective Date: 01/01/2017

Motion:  Daryl Z. LeHew
Seconded:  Michael G. Musser, II

Approved Motion: Michael G. Musser, II
Board of Assessment Appeals  
Dauphin County  
08/09/2016

09:15 AM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  DANIAL EMAD S  
Location  5998 THREE RIVERS DR  
Docket Number  2016-000051  
Municipality  LOWER PAXTON TWP  
Parcel Number(s)  35-130-164-000-0000  
Reason  Annual  
Present Assessment  $239,800  
Value Per Square Foot  $116.35  
Appraisal Statistics  Two Story  
Square Footage  2,061  
Implied Market Value  $327,600  
Value Per Square Foot  $158.95

Assessment Appeal Hearing Minutes

Present at Hearing: Emad Daniel, Manal Gerges.

Materials Presented: Printouts.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes:

Board Decision:  
- Deny
- Change
- Abandoned for Failure to Appear
- Withdrawn by Appellant
- Exempt Status

Revised From:  
- Land  $52,900  To:  $52,900  
- Building  $186,900  $177,700  
- Total  $239,800  $230,600

Effective Date:  01/01/2017

Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew

Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals  
Dauphin County  
08/09/2016

09:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  MACE BEVERLY A
Location  ROUTE 25
Docket Number  2016-000052
Municipality  LYKENS TWP
Parcel Number(s)  39-019-072-000-0000
Reason  Annual

Present Assessment  $166,000  Value Per Square Foot  $81.98
Appraisal Statistics  One Story
Square Footage  2,025
Implied Market Value  $226,800  Value Per Square Foot  $111.99

Assessment Appeal Hearing Minutes

Present at Hearing: Carl Snyder, Shirley Kline, Amy Mace, Beverly Brosius.
Materials Presented: Market Analysis, photos.

Recent Appraisal Amount: $105,000
Date of Appraisal: 04/04/2016
Appraisal Prepared by: Carl Snyder.
Additional Notes:

Board Decision:  ○ Deny  ● Change  ○ Abandoned for Failure to Appear  ○ Withdrawn by Appellant  ○ Exempt Status

Revised From:  Land  $31,800  To:  $31,800
               Building  $134,200  $57,300
               Total  $166,000  $89,100

Effective Date:  01/01/2017
Motion:  Daryl Z. LeHew
Seconded:  Michael G. Musser, II
Approved Motion: Michael G. Musser, II
Board of Assessment Appeals  
Dauphin County  
08/09/2016

09:45 AM  
Hearing Location: BOARD OF REVIEW ROOM  
Owner(s): GEORGE ARTHUR D  
Location: 1006 KATHRYN AVE  
Docket Number: 2016-000053  
Municipality: MIDDLE PAXTON TWP  
Parcel Number(s): 43-016-057-000-0000  
Reason: Annual  

Present Assessment: $93,000  
Value Per Square Foot: $41.57  

Appraisal Statistics:  
Square Footage: 2,237  
Implied Market Value: $127,000  
Value Per Square Foot: $56.79

Assessment Appeal Hearing Minutes

Present at Hearing:
Materials Presented:

Recent Appraisal Amount:
Date of Appraisal:
Appraisal Prepared by:
Additional Notes:

Board Decision:  
☐ Deny  
☐ Change  
☐ Abandoned for Failure to Appear  
☒ Withdrawn by Appellant  
☐ Exempt Status

Revised From:  
Land: $16,500  
Building: $76,500  
Total: $93,000

To:  
Land: $16,500  
Building: $76,500  
Total: $93,000

Effective Date: 01/01/2017
Motion:
Seconded:
Approved Motion:
Board of Assessment Appeals  
Dauphin County  
08/09/2016

10:00 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  HEILMAN DAVID R
Location  105 PEREGRINE LN
Docket Number  2016-000054
Municipality  SOUTH HANOVER TWP
Parcel Number(s)  56-020-096-000-0000
Reason  Annual
Present Assessment  $228,000  Value Per Square Foot  $94.37
Appraisal Statistics  Two Story
Square Footage  2,416
Implied Market Value  $311,500  Value Per Square Foot  $128.92

Assessment Appeal Hearing Minutes

Present at Hearing: Stephanie & David Heilman.

Materials Presented: Appraisal.

Recent Appraisal Amount: $214,000
Date of Appraisal: 05/26/2016
Appraisal Prepared by: Angela Marie Dawson.

Additional Notes:

Board Decision:  ○ Deny
○ Change
○ Abandoned for Failure to Appear
○ Withdrawn by Appellant
○ Exempt Status

Revised From:  
Land  $24,800  To:  $24,800
Building  $203,200  $131,800
Total  $228,000  $156,600

Effective Date: 01/01/2017
Motion: Daryl Z. LeHew
Seconded: Michael G. Musser, II
Approved Motion: Michael G. Musser, II
Board of Assessment Appeals  
Dauphin County  
08/09/2016

10:15 AM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  LAWANDI AKRAM  
Location  2625 S 4TH ST  
Docket Number  2016-000055  
Municipality  STEELTON BORO  
Parcel Number(s)  57-018-014-000-0000  
Reason  Annual  
Present Assessment  $71,700  Value Per Square Foot  $69.75  
Appraisal Statistics  One Story  
Square Footage  1,028  
Implied Market Value  $98,000  Value Per Square Foot  $95.28

Assessment Appeal Hearing Minutes

Present at Hearing: Akram Lawandi.

Materials Presented: Comp on appeal form.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes:

Board Decision:  ●  Deny  
  ○  Change  
  ○  Abandoned for Failure to Appear  
  ○  Withdrawn by Appellant  
  ○  Exempt Status

Revised From:  
  Land  $20,400  To:  $20,400  
  Building  $51,300  $51,300  
  Total  $71,700  $71,700

Effective Date:  01/01/2017

Motion:  Michael G. Musser, II

Seconded:  Daryl Z. LeHew

Approved Motion: Daryl Z. LeHew
Hearing Location: BOARD OF REVIEW ROOM
Owner(s): JONES RICHARD J
Location: 356 SPRUCE ST
Docket Number: 2016-000057
Municipality: STEELTON BORO
Parcel Number(s): 58-007-036-000-0000
Reason: Annual
Present Assessment: $84,700  Value Per Square Foot: $36.04
Appraisal Statistics: Two Story
Square Footage: 1,795
Implied Market Value: $88,400  Value Per Square Foot: $49.24

Assessment Appeal Hearing Minutes

Present at Hearing: Richard & Robert Jones.

Materials Presented: Comps on appeal form, market analysis.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by: Joy Daniels - Christy Hartwick.

Additional Notes:

Board Decision:  
  ○ Deny  
  ● Change  
  ○ Abandoned for Failure to Appear  
  ○ Withdrawn by Appellant  
  ○ Exempt Status

Revised From:  
  Land: $9,900  To: $9,900
  Building: $54,800  $25,600
  Total: $64,700  $35,500

Effective Date: 01/01/2017

Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals  
Dauphin County  
08/09/2016

11:00 AM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  KEY STEFANNE C  
Location  1602 BALDWIN LN  
Docket Number  2016-000058  
Municipality  SUSQUEHANNA TWP  
Parcel Number(s)  62-011-014-000-0000  
Reason  Annual  
Present Assessment  $392,000  Value Per Square Foot  $90.99  
Appraisal Statistics  Two Story  
Square Footage  4,308  
Implied Market Value  $535,500  Value Per Square Foot  $124.31

Assessment Appeal Hearing Minutes

Present at Hearing: Annemarie Maki.  
Materials Presented: POA, appraisal

Recent Appraisal Amount: $400,000  
Date of Appraisal: 05/15/2016  
Appraisal Prepared by: Jon Dezagottis.  
Additional Notes:

Board Decision:  
☐ Deny  
☒ Change  
☐ Abandoned for Failure to Appear  
☐ Withdrawn by Appellant  
☐ Exempt Status

Revised From:  
Land  $38,800  To:  $38,800  
Building  $353,200  $289,100  
Total  $392,000  $327,900

Effective Date:  01/01/2017  
Motion:  Daryl Z. LeHew  
Seconded:  Michael G. Musser, II  
Approved Motion: Michael G. Musser, II
Board of Assessment Appeals  
Dauphin County  
08/09/2016

11:15 AM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  FRITCHMAN ANDREW J  
Location  1601 ROME TER  
Docket Number  2016-000059  
Municipality  SUSQUEHANNA TWP  
Parcel Number(s)  62-019-136-000-0000  
Reason  Annual  
Present Assessment  $257,700  Value Per Square Foot  $111.95  
Appraisal Statistics  Two Story  
Square Footage  2,302  
Implied Market Value  $352,000  Value Per Square Foot  $152.93  

Assessment Appeal Hearing Minutes

Present at Hearing: Andrew & Karen Fritchman

Materials Presented: Appraisal.

Recent Appraisal Amount: $245,000

Date of Appraisal: 06/01/2016


Additional Notes:

Board Decision:  
① Deny  
② Change  
③ Abandoned for Failure to Appear  
④ Withdrawn by Appellant  
⑤ Exempt Status

Revised From:  
Land  $68,500  To:  $68,500  
Building  $189,200  $115,200  
Total  $257,700  $183,700

Effective Date:  01/01/2017

Motion:  Michael G. Musser, II

Seconded:  Daryl Z. LeHew

Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals  
Dauphin County  
08/09/2016

12:30 PM  
Hearing Location  
BOARD OF REVIEW ROOM

Owner(s)  
RUCH GAIL I

Location  
MACHAMER AVE

Docket Number  
2016-000060

Municipality  
WICONISCO TWP

Parcel Number(s)  
69-012-007-000-0000

Reason  
Annual

Present Assessment  
$20,000  
Value Per Square Foot  
$27.78

Appraisal Statistics  
Mobile Home

Square Footage  
720

Implied Market Value  
$27,300  
Value Per Square Foot  
$37.95

Assessment Appeal Hearing Minutes

Present at Hearing: Gail Ruch.

Materials Presented: Market Analysis.

Recent Appraisal Amount: $10,000

Date of Appraisal: 04/28/2015

Appraisal Prepared by: Carl Snyder.

Additional Notes:

Board Decision:  
- Deny
- Change
- Abandoned for Failure to Appear
- Withdrawn by Appellant
- Exempt Status

Revised From:  
Land  
$15,200  
To:  
$15,200

Building  
$4,800  
$100

Total  
$20,000  
$15,300

Effective Date:  
01/01/2017

Motion:  
Daryl Z. LeHew

Seconded:  
Michael G. Musser, II

Approved Motion: Michael G. Musser, II
Present at Hearing: Leslie Ruiz-Delgado.

Materials Presented: Printouts.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes:

Board Decision:  
- Deny
- Change
- Abandoned for Failure to Appear
- Withdrawn by Appellant
- Exempt Status

Revised From:  
- Land $0 To: $0
- Building $50,100 To: $13,500
- Total $50,100 To: $13,500

Effective Date: 01/01/2017

Motion:  
Daryl Z. LeHew

Seconded:  
Michael G. Musser, II

Approved Motion: Michael G. Musser, II
Board of Assessment Appeals  
Dauphin County  
08/09/2016  

01:00 PM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  GADBERRY BLAINE  
Location  3583 MARSHFIELD RD  
Docket Number  2016-000062  
Municipality  SUSQUEHANNA TWP  
Parcel Number(s)  62-033-103-021-0021  
Reason  Annual  
Present Assessment  $31,800  Value Per Square Foot  $35.49  
Appraisal Statistics  Mobile Home  
Square Footage  896  
Implied Market Value  $43,400  Value Per Square Foot  $48.49  

Assessment Appeal Hearing Minutes  

Present at Hearing: Blaine Gadberry.  
Materials Presented: Settlement Statement.  

Recent Appraisal Amount:  
Date of Appraisal:  
Appraisal Prepared by:  
Additional Notes:  

Board Decision:  
○ Deny  
● Change  
○ Abandoned for Failure to Appear  
○ Withdrawn by Appellant  
○ Exempt Status  

Revised From:  
Land  $0  To:  $0  
Building  $31,800  $15,400  
Total  $31,800  $15,400  

Effective Date:  01/01/2017  
Motion:  Michael G. Musser, II  
Seconded:  Daryl Z. LeHew  
Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals
Dauphin County
08/09/2016

01:15 PM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  KENNEDY EARL A SR
Location  134 MANADA GLEN LN
Docket Number  2016-000063
Municipality  WEST HANOVER TWP
Parcel Number(s)  68-024-141-000-0000
Reason  Annual
Present Assessment  $101,400  Value Per Square Foot  $78.24
Appraisal Statistics  One Story
Square Footage  1,296
Implied Market Value  $138,500  Value Per Square Foot  $106.89

Assessment Appeal Hearing Minutes

Present at Hearing:
Materials Presented:

Recent Appraisal Amount:
Date of Appraisal:
Appraisal Prepared by:
Additional Notes:

Board Decision:  ○ Deny
                  ○ Change
                  ● Abandoned for Failure to Appear
                  ○ Withdrawn by Appellant
                  ○ Exempt Status

Revised From:  Land  $21,300  To:  $21,300
                Building  $80,100  $80,100
                Total  $101,400  $101,400

Effective Date:  01/01/2017
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion:  Daryl Z. LeHew
Board of Assessment Appeals
Dauphin County
08/09/2016

01:30 PM Hearing Location BOARD OF REVIEW ROOM

Owner(s) FUHRMAN DANIEL L

Location HERITAGE SQ L336

Docket Number 2016-000064

Municipality LOWER SWATARA TWP

Parcel Number(s) 36-005-371-000-0000

Reason Annual

Present Assessment $51,700 Value Per Square Foot $51,700.00

Appraisal Statistics

Square Footage 0

Implied Market Value $70,600 Value Per Square Foot $70,628.42

Assessment Appeal Hearing Minutes

Present at Hearing:

Materials Presented:

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes:

Board Decision: ○ Deny
○ Change
○ Abandoned for Failure to Appear
● Withdrawn by Appellant
○ Exempt Status

Revised From:

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Effective Date: 01/01/2017

Motion:

Seconded:

Approved Motion:
Board of Assessment Appeals  
Dauphin County  
08/09/2016

01:45 PM  
Hearing Location: BOARD OF REVIEW ROOM  
Owner(s): SNYDER NEIL I  
Location: 43 SNYDER RD  
Docket Number: 2016-000065  
Municipality: JACKSON TWP  
Parcel Number(s): 32-010-008-000-0000  
Reason: Annual  

Present Assessment: $3,462,700  
Value Per Square Foot: $3,462,700.00  

Implied Market Value: $4,730,500  
Value Per Square Foot: $4,730,464.48  

Assessment Appeal Hearing Minutes  

Present at Hearing: Neil & Sally Snyder.  

Materials Presented: Letter to the board, estimated eff of the agricultural conservatin easement, page 24 and 88 from an appraisal.  

Recent Appraisal Amount:  
Date of Appraisal:  
Appraisal Prepared by:  
Additional Notes:  

Board Decision:  

- Deny  
- Change  
- Abandoned for Failure to Appear  
- Withdrawn by Appellant  
- Exempt Status  

Revised From:  
Land: $3,456,100  
Building: $6,600  
Total: $3,462,700  
To:  
Land: $714,500  
Building: $6,600  
Total: $721,100  

Effective Date: 01/01/2017  
Motion: Michael G. Musser, II  
Seconded: Daryl Z. LeHew  
Approved Motion: Daryl Z. LeHew
Approval of Minutes

August 2, 2016

Mr. LeHew made the motion to approve the minutes.
Mr. Musser seconded and approved the motion.

Decision Needed

Hershey Company
100 Crystal A Drive
PO Box 810
Hershey PA 17033
24-029-005

Hershey Company appeared before the Board on December 16, 2014.
At that time a decision was deferred until an appraisal was submitted.
An appraisal was received on August 2, 2016.

Mr. LeHew made the motion to deny.
Mr. Musser seconded and approved the motion.
dauphin county board of assessment appeals
august 9, 2016

Catastrophic Loss

Ream Properties
14 Nottiugham Drive
Mechanicsburg PA 17050
12-008-016

This parcel experienced a fire on July 4, 2016.
Mr. Boswell verified that it does meet the qualifications for relief.
The pre-assessment was $95,500; post-assessment is $43,300.

Mr. LeHew made the motion to approve relief.
Mr. Musser seconded and approved the motion.

Michael Sgrignoli
PO Box 238
Grantville PA 17028
25-008-031-001-0001

The parcel experienced a fire on July 11, 2016.
Mr. Boswell verified that it does meet the qualifications for relief.
The pre-assessment was $6,600; post-assessment is $0.

Mr. LeHew made the motion to grant relief.
Mr. Musser seconded and approved the motion.
Exemption Request

Millersburg Boro
101 West Street
Millersburg PA 17061
45-017-005
45-017-006
45-017-007

Millersburg Boro is requesting exemption on the above parcels. They are being used for storage.

Mr. LeHew made the motion to grant exemption.
Mr. Musser seconded and approved the motion.

Disabled Veteran Exemption

Lynwood L. Hudson Jr.
538 Sweetbriar Drive
Harrisburg PA 17111
63-077-316

Mr. Hudson was approved by the Pennsylvania State Veterans’ Commission on May 12, 2016.
Mr. Boswell verified that he does live there and own the property.
The exemption period is July 1, 2016 through June 30, 2021.

Mr. LeHew made the motion to grant exemption.
Mr. Musser seconded and approved the motion.
Disabled Veteran Exemption

Theodore B Deluca
4247 Bonney Road
Elizabethtown PA 17022
34-014-050

Mr. Deluca was approved by the Pennsylvania State Veterans’ Commission on June 16, 2016. Mr. Boswell verified that he does live there and own the property. The exemption period is July 1, 2016 through June 2021.

Mr. LeHew made the motion to grant exemption. Mr. Musser seconded and approved the motion.