DAUPHIN COUNTY

BOARD OF ASSESSMENT APPEALS

SEPTEMBER 20, 2016

MINUTES

1) Meeting Convened – 8:30am

2) Approval of Minutes – September 15, 2016

3) Meeting Adjourned – 2:00 pm

4) Those in Attendance – Mr. Musser, Mr. LeHew, Mr. Solomon, Mr. Engle, Mr. Howe, Mrs. LiBrandi
Board of Assessment Appeals
Dauphin County
09/20/2016

08:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  CABRERA HECTOR G
Location  3700 SHARON ST
Docket Number  2016-000179
Municipality  SWATARA TWP
Parcel Number(s)  63-004-020-000-0000

Reason  Annual

Present Assessment  $120,100  Value Per Square Foot  $75.06
Appraisal Statistics  One Story
Square Footage  1,600

Implied Market Value  $164,100  Value Per Square Foot  $102.54

Assessment Appeal Hearing Minutes

Present at Hearing: Hector Cabrera.
Materials Presented: Appraisal.

Recent Appraisal Amount: $83,000
Date of Appraisal: 10/20/2015
Appraisal Prepared by: Matthew Kennedy.

Additional Notes:

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  ○ Withdrawn by Appellant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

Revised From:
  Land  $16,500  To:  $16,500
  Building  $103,800  $51,200
  Total  $120,100  $67,700

Effective Date:  01/01/2017
Motion:  Michael L. Solomon
Seconded:  Daryl Z. LeHew
Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals  
Dauphin County  
09/20/2016

08:45 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  ZINN CAROLE L
Location  600 YALE ST UT1102
Docket Number  2016-000180
Municipality  SWATARA TWP
Parcel Number(s)  63-024-244-000-0000
Reason  Annual
Present Assessment  $124,800  Value Per Square Foot  $83.31
Appraisal Statistics  Two Story
Square Footage  1,498
Implied Market Value  $170,500  Value Per Square Foot  $113.81

Assessment Appeal Hearing Minutes

Present at Hearing:

Materials Presented:

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: To be rescheduled.

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○ Withdrawn by Appellant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

Revised From: Land  $22,400  To:  $0
Building  $102,400  $0
Total  $124,800  $0

Effective Date:  01/01/2017

Motion:  
Seconded:  
Approved Motion:
Board of Assessment Appeals
Dauphin County
09/20/2016

09:00 AM    Hearing Location    BOARD OF REVIEW ROOM

Owner(s)    WHIPPLE PAUL B JR

Location    780 OAK LEAF LN

Docket Number    2016-000181

Municipality    SWATARA TWP

Parcel Number(s)    63-063-250-000-0000

Reason    Annual

Present Assessment    $155,900    Value Per Square Foot    $91.49

Appraisal Statistics    Two Story

Square Footage    1,704

Implied Market Value    $213,000    Value Per Square Foot    $124.99

Assessment Appeal Hearing Minutes

Present at Hearing: Paul Whipple.

Materials Presented: Comps 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    $32,100    To:    $32,100

Building    $123,800    $85,200

Total    $155,900    $117,300

Effective Date:    01/01/2017

Motion:    Michael L. Solomon

Seconded:    Daryl Z. LeHew

Approved Motion: Michael G. Musser, II
Board of Assessment Appeals  
Dauphin County  
09/20/2016

09:15 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  GEORGE JOSI M
Location  753 S 82ND ST
Docket Number  2016-000182
Municipality  SWATARA TWP
Parcel Number(s)  63-087-103-000-0000
Reason  Annual
Present Assessment  $135,600  Value Per Square Foot  $77.05
Appraisal Statistics  Two Story
Square Footage  1,760
Implied Market Value  $185,200  Value Per Square Foot  $105.25

Assessment Appeal Hearing Minutes

Present at Hearing: Jose George and Chris Black.

Materials Presented: Printouts, comps 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  $23,800  To:  $23,800
- Building  $111,800  $97,300
- Total  $135,600  $121,100

Effective Date:  01/01/2017
Motion:  Daryl Z. LeHew
Seconded:  Michael L. Solomon
Approved Motion: Michael G. Musser, II
Board of Assessment Appeals
Dauphin County
09/20/2016

09:30 AM  Hearing Location: BOARD OF REVIEW ROOM
Owner(s): PRAYER RICHARD JD
Location: 219 NELSON TER
Docket Number: 2016-000183
Municipality: UPPER PAXTON TWP
Parcel Number(s): 65-022-318-000-0000
Reason: Annual

Present Assessment: $254,800  Value Per Square Foot: $97.40
Appraisal Statistics: One Story
Square Footage: 2,618
Implied Market Value: $348,100  Value Per Square Foot: $133.06

Assessment Appeal Hearing Minutes

Present at Hearing: Richard Prayer and Terry Kerwin.

Materials Presented: Appraisal.

Recent Appraisal Amount: $240,000
Date of Appraisal: 09/07/2016
Appraisal Prepared by: Linda D. Williams.
Additional Notes:

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

Revised From:  Land  $30,500  To:  $30,500
               Building $224,300  $156,200
               Total  $254,800  $186,700

Effective Date:  01/01/2017
Motion:  Michael L. Solomon
Seconded:  Daryl Z. LeHew
Approved Motion: Daryl Z. LeHew
09:45 AM Hearing Location BOARD OF REVIEW ROOM
Owner(s) KELEMEN GABRIEL S
Location 252 PIKETOWN RD
Docket Number 2016-000184
Municipality WEST HANOVER TWP
Parcel Number(s) 68-022-028-000-0000
Reason Annual
Present Assessment $91,900  Value Per Square Foot $33.84
Appraisal Statistics Two Story
Square Footage 2,716
Implied Market Value $125,500  Value Per Square Foot $46.22

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 $15,500  To:  $15,500
Building $76,400  $76,400
Total $91,900  $91,900

Effective Date: 01/01/2017
Motion:  Daryl Z. LeHew
Seconded:  Michael L. Solomon
Approved Motion: Michael L. Solomon
Present at Hearing: Mark Brodsky.

Materials Presented: Appraisal, comps and settlement statement.

Recent Appraisal Amount: $190,000

Date of Appraisal: 02/04/2015

Appraisal Prepared by: Richard Sellers.

Additional Notes:

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

Revised From:
- Land $24,500 To: $24,500
- Building $195,300 $120,100
- Total $219,800 $144,600

Effective Date: 01/01/2017

Motion: Michael L. Solomon

Seconded: Daryl Z. LeHew

Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals  
Dauphin County  
09/20/2016  

10:55 AM  Hearing Location: BOARD OF REVIEW ROOM  
Owner(s): PA DEALS LLC  
Location: 1246 HUDSON ST  
Docket Number: 2016-000190  
Municipality: CITY OF HARRISBURG  
Parcel Number(s): 01-007-030-000-0000  
Reason: Annual  
Present Assessment: $78,500  
Value Per Square Foot: $47.46  
Appraisal Statistics: Two Story  
Square Footage: 1,654  
Implied Market Value: $107,200  
Value Per Square Foot: $64.84  

Assessment Appeal Hearing Minutes  

Present at Hearing: Zack Wiest.  
Materials Presented: Lease.  

Recent Appraisal Amount:  
Date of Appraisal:  
Appraisal Prepared by:  
Additional Notes: Rent $1,095.00.  

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

Revised From:  
Land $13,400 To: $13,400  
Building $65,100 $50,700  
Total $78,500 $64,100  

Effective Date: 01/01/2017  
Motion: Michael G. Musser, II  
Seconded: Daryl Z. LeHew  
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
09/20/2016

10:55 AM  Hearing Location  BOARD OF REVIEW ROOM

Owner(s)
Location  1621 FORSTER ST
Docket Number  2016-000191
Municipality  CITY OF HARRISBURG
Parcel Number(s)  08-009-017-000-0000
Reason  Annual

Present Assessment  $145,700  Value Per Square Foot  $42.23

Appraisal Statistics  Two and One-Half Story
Square Footage  3,450

Implied Market Value  $199,000  Value Per Square Foot  $57.69

Assessment Appeal Hearing Minutes

Present at Hearing: Zack Wiest.
Materials Presented: Lease.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Rent $795.00 monthly.

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

Revised From:  
Land  $10,300  To:  $10,300
Building  $135,400  $63,600
Total  $145,700  $73,900

Effective Date:  01/01/2017

Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Present at Hearing: Zack Wiest.

Materials Presented: Lease.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Rent $895.00 monthly.

Board Decision:  ● Change

Abandoned for Failure to Appear
Withdrawn by Appellant
Exempt Status

Revised From:  

Land  $11,900  To:  $11,900
Building  $88,300  $54,900
Total  $100,200  $86,800

Effective Date:  01/01/2017

Motion:  Michael L. Solomon

Seconded:  Daryl Z. LeHew

Approved Motion: Michael G. Musser, ll
Board of Assessment Appeals  
Dauphin County  
09/20/2016

10:55 AM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  PA DEALS LLC  
Location  1725 N 4TH ST  
Docket Number  2016-000193  
Municipality  CITY OF HARRISBURG  
Parcel Number(s)  12-005-159-000-0000  
Reason  Annual  
Present Assessment  $108,900  
Value Per Square Foot  $69.36  
Appraisal Statistics  Two Story  
Square Footage  1,570  
Implied Market Value  $148,800  
Value Per Square Foot  $94.76

Assessment Appeal Hearing Minutes

Present at Hearing: Zack Wiest
Materials Presented: Lease.

Recent Appraisal Amount:
Date of Appraisal:
Appraisal Prepared by:
Additional Notes: Rent $895.00 monthly.

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

Revised From:  
Land  $11,800  
Building  $97,100  
Total  $108,900
To:  
$11,800  
$55,000  
$66,800

Effective Date:  01/01/2017
Motion:  Michael L. Solomon
Seconded:  Daryl Z. LeHew
Approved Motion: Michael G. Musser, II
**Board of Assessment Appeals**  
**Dauphin County**  
**09/20/2016**

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Present at Hearing: Zack Wiest.

Materials Presented: Lease.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Rent $895.00 monthly.

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

Revised From:  
- Land $11,600 To: $11,600
- Building $100,700 To: $62,800
- Total $112,300 To: $74,400

Effective Date: 01/01/2017

Motion: Michael G. Musser, II

Seconded: Daryl Z. LeHew

Approved Motion: Michael L. Solomon

**Assessment Appeal Hearing Minutes**
Present at Hearing: Zack Wiest.

Materials Presented: Lease.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Rent $795.00 monthly.

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

Revised From:  
- Land $12,000 To: $12,000
- Building $67,100 $49,900
- Total $79,100 $61,900

Effective Date: 01/01/2017

Motion: Michael G. Musser, II

Seconded: Daryl Z. LeHew

Approved Motion: Michael L. Solomon
Hearing Location: BOARD OF REVIEW ROOM

Owner(s):

Location: 1340 S 19TH ST

Docket Number: 2016-000196

Municipality: CITY OF HARRISBURG

Parcel Number(s): 01-007-077-000-0000

Reason: Annual

Present Assessment: $66,800  Value Per Square Foot: $46.10

Appraisal Statistics:

One Story

Square Footage: 1,449

Implied Market Value: $91,300  Value Per Square Foot: $82.98

Assessment Appeal Hearing Minutes

Present at Hearing: Zack Wiest.

Materials Presented: Lease and POA.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Rent $745.00 monthly.

Board Decision: 

- Deny
- Change

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

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Effective Date: 01/01/2017

Motion: Michael G. Musser, II

Seconded: Daryl Z. LeHew

Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
09/20/2016

10:55 AM  Hearing Location  BOARD OF REVIEW ROOM

Owner(s)

Location  1824 FORSTER ST

Docket Number  2016-000197

Municipality  CITY OF HARRISBURG

Parcel Number(s)  15-013-026-000-0000

Reason  Annual

Present Assessment  $40,800  Value Per Square Foot  $30.77

Appraisal Statistics  Two Story

Square Footage  1,326

Implied Market Value  $55,700  Value Per Square Foot  $42.03

Assessment Appeal Hearing Minutes

Present at Hearing: Zack Wiest.

Materials Presented: Lease and POA

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Rent $645.00 monthly.

Board Decision:  

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

Revised From:

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Effective Date:  01/01/2017

Motion:  Daryl Z. LeHew

Seconded:  Michael L. Solomon

Approved Motion: Michael L. Solomon
Present at Hearing: Zack Wiest.

Materials Presented: Lease and POA.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Rent $835.00 monthly.

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

Revised From:  
- Land $2,400 To: $2,400
- Building $100,300 To: $73,200
- Total $102,700 To: $75,600

Effective Date: 01/01/2017

Motion: Daryl Z. LeHew

Seconded: Michael L. Solomon

Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
09/20/2016

10:55 AM  Hearing Location  BOARD OF REVIEW ROOM

Owner(s)  
Location  2778 CROYDEN RD
Docket Number  2016-000199
Municipality  CITY OF HARRISBURG
Parcel Number(s)  09-102-049-000-0000
Reason  Annual

Present Assessment  $73,400  Value Per Square Foot  $64.39
Appraisal Statistics  Two Story
Square Footage  1,140
Implied Market Value  $100,300  Value Per Square Foot  $87.96

Assessment Appeal Hearing Minutes

Present at Hearing: Zack Wiest.
Materials Presented: Lease and POA.

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

Additional Notes: Rent $725.00 monthly.

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

Revised From:  
Land  $10,100  To:  $10,100
Building  $63,300  $47,000
Total  $73,400  $57,100

Effective Date:  01/01/2017
Motion:  Daryl Z. LeHew
Seconded:  Michael L. Solomon
Approved Motion: Michael L. Solomon
12:30 PM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  NJR GROUP LLC
Location  2139 N 4TH ST
Docket Number  2016-000200
Municipality  CITY OF HARRISBURG
Parcel Number(s)  10-040-081-000-0000
Reason  Annual
Present Assessment  $41,900  Value Per Square Foot  $22.17
Appraisal Statistics  Three Story
Square Footage  1,890
Implied Market Value  $57,200  Value Per Square Foot  $30.29

Assessment Appeal Hearing Minutes

Present at Hearing: Rani Rammouni and Ken Bateman.

Materials Presented: Comps on appeal form, income and expense for 2016, printouts, photos and copy of the lease.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Rent $675.00 and $788.00 - 2 unit, section 8.

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

Revised From:  Land  $9,200  To:  $9,200
               Building  $32,700  $32,700
               Total  $41,900  $41,900

Effective Date:  01/01/2017

Motion:  Daryl Z. LeHew
Seconded:  Michael L. Solomon
Approved Motion: Michael L. Solomon
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**Owner(s):** N & R GROUP LLC  
**Location:** 281 PENN ST  
**Docket Number:** 2016-000201  
**Municipality:** HIGHSPIRE BORO  
**Parcel Number(s):** 30-011-062-000-0000  
**Reason:** Annual  
**Present Assessment:** $51,500  
**Value Per Square Foot:** $44.40  
**Appraisal Statistics:** Two Story  
**Square Footage:** 1,160  
**Implied Market Value:** $70,400  
**Value Per Square Foot:** $60.65  

**Assessment Appeal Hearing Minutes**

Present at Hearing: Rani Rammouni and Ken Bateman.  
Materials Presented: Comps on appeal form and printouts.

**Recent Appraisal Amount:**

**Date of Appraisal:**

**Appraisal Prepared by:**

**Additional Notes:**

**Board Decision:**

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

**Revised From:**

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**Effective Date:** 01/01/2017  
**Motion:** Michael L. Solomon  
**Seconded:** Daryl Z. LeHew  
**Approved Motion:** Michael G. Musser, II
Board of Assessment Appeals
Dauphin County
09/20/2016

12:30 PM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  RAMMOUNI RAJA
Location  211 WALNUT ST
Docket Number  2016-000202
Municipality  CITY OF HARRISBURG
Parcel Number(s)  03-003-004-000-0000
Reason  Annual

Present Assessment  $406,000  Value Per Square Foot  $50.10
Appraisal Statistics  Restaurant
Square Footage  8,104
Implied Market Value  $554,600  Value Per Square Foot  $68.44

Assessment Appeal Hearing Minutes

Present at Hearing: Rani Rammouni and Ken Bateman.
Materials Presented: Income and expense for 2016 and 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  $248,900  To:  $114,300
Building  $157,100  $72,100
Total  $406,000  $186,400

Effective Date:  01/01/2017
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
09/20/2016

12:30 PM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  RAMMOUNI RANI
Location  52 BALM ST
Docket Number  2016-000203
Municipality  CITY OF HARRISBURG
Parcel Number(s)  09-008-025-000-0000
Reason  Annual

Present Assessment  $35,900  Value Per Square Foot  $28.65
Appraisal Statistics  Two Story
Square Footage  1,253
Implied Market Value  $49,000  Value Per Square Foot  $39.14

Assessment Appeal Hearing Minutes

Present at Hearing: Rani Rammouni and Ken Bateman.
Materials Presented: Comps on appeal form, printouts and copy of lease.

Recent Appraisal Amount:
Date of Appraisal:
Appraisal Prepared by:
Additional Notes: Rent $725.00 monthly - section 8.

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

Revised From:  
Land  $11,700  To:  $11,700
Building  $24,200  $24,200
Total  $35,900  $35,900

Effective Date:  01/01/2017
Motion:
Seconded:
Approved Motion:
12:30 PM  Hearing Location: BOARD OF REVIEW ROOM

Owner(s)

Location: 2650 WALDO ST

Docket Number: 2016-000204

Municipality: CITY OF HARRISBURG

Parcel Number(s): 10-006-042-000-0000

Reason: Annual

Present Assessment: $32,600  Value Per Square Foot: $36.38

Appraisal Statistics: Two Story

Square Footage: 896

Implied Market Value: $44,500  Value Per Square Foot: $49.70

Assessment Appeal Hearing Minutes

Present at Hearing: Rani Rammouni and Ken Bateman.

Materials Presented: Comps on appeal form and printouts.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Rent $699.00 monthly - section 8.

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

Revised From:  
- Land: $6,700  To: $6,700
- Building: $25,900  To: $25,900
- Total: $32,600  To: $32,600

Effective Date: 01/01/2017

Motion:

Seconded:

Approved Motion:
Board of Assessment Appeals  
Dauphin County  
09/20/2016

12:30 PM  Hearing Location  BOARD OF REVIEW ROOM

Owner(s)  RAMMOUNI RANI

Location  2616 N 7TH ST

Docket Number  2016-000205

Municipality  CITY OF HARRISBURG

Parcel Number(s)  10-007-015-000-0000

Reason  Annual

Present Assessment  $35,200  Value Per Square Foot  $39.29

Appraisal Statistics  Two Story

Square Footage  896

Implied Market Value  $48,100  Value Per Square Foot  $53.67

Assessment Appeal Hearing Minutes

Present at Hearing: Rani Rammouni and Ken Bateman.

Materials Presented: Comps on appeal form and printouts.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Rent $695.00 monthly - section 8.

Board Decision:  ○ Deny  ● Change

○ Abandoned for Failure to Appear  ○ Withdrawn by Appellant  ○ Exempt Status

Revised From:  Land  $6,700  To:  $6,700

Building  $28,500  $28,700

Total  $35,200  $33,400

Effective Date:  01/01/2017

Motion:  Michael G. Musser, II

Seconded:  Daryl Z. LeHew

Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
09/20/2016

12:30 PM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  RAMMOUNI RANI  
Location  2135 N 4TH ST  
Docket Number  2016-000206  
Municipality  CITY OF HARRISBURG  
Parcel Number(s)  10-040-083-000-0000  
Reason  Annual  
Present Assessment  $40,000  Value Per Square Foot  $19.80  
Appraisal Statistics  Three Story  
Square Footage  2,020  
Implied Market Value  $54,600  Value Per Square Foot  $27.05

Assessment Appeal Hearing Minutes

Present at Hearing: Rani Rammouni and Ken Bateman.

Materials Presented: Comps on appeal form, income and expense for 2016, printouts, photos and copy of the lease.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Rent $495.00 and $698.00 monthly - section 8.

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

Revised From:  
Land  $9,000  To:  $9,000  
Building  $31,000  $31,000  
Total  $40,000  $40,000

Effective Date:  01/01/2017

Motion:  
Seconded:  
Approved Motion:
Board of Assessment Appeals  
Dauphin County  
09/20/2016

12:30 PM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  RAMMOUNI RANI
Location  6117 KNISLEY ST
Docket Number  2016-000207
Municipality  LOWER PAXTON TWP
Parcel Number(s)  35-035-082-000-0000
Reason  Annual

Present Assessment  $96,000  Value Per Square Foot  $62.95
Appraisal Statistics  One Story
Square Footage  1,525
Implied Market Value  $131,100  Value Per Square Foot  $86.00

Assessment Appeal Hearing Minutes

Present at Hearing: Rani Rammouni and Ken Bateman.

Materials Presented: Comps on appeal form, printouts and copy of the lease.

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Rent $950.00 monthly.

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

Revised From:  
  Land  $25,100  To:  $25,100
  Building  $70,900  $41,500
  Total  $96,000  $66,600

Effective Date:  01/01/2017

Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Present at Hearing: Rani Rammouni and Ken Bateman.

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 $33,300 To: $33,300
- Building $321,600 To: $211,900
- Total $354,900 To: $245,200

Effective Date: 01/01/2017

Motion: Michael G. Musser, II

Seconded: Daryl Z. LeHew

Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
09/20/2016

01:00 PM  
Hearing Location  
BOARD OF REVIEW ROOM

Owner(s)  
SRJ REALTY LLC

Location  
1008 N 18TH ST

Docket Number  
2016-000209

Municipality  
CITY OF HARRISBURG

Parcel Number(s)  
07-094-024-000-0000

Reason  
Annual

Present Assessment  
$55,400  
Value Per Square Foot  $27.56

Appraisal Statistics  
Three Story

Square Footage  
2,010

Implied Market Value  
$75,700  
Value Per Square Foot  $37.65

Assessment Appeal Hearing Minutes

Present at Hearing: Mark Sverchek.


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  $8,200  To:  $8,200

Building  $47,200  $32,300

Total  $55,400  $40,500

Effective Date:  01/01/2017

Motion:  Michael G. Musser, II

Seconded:  Daryl Z. LeHew

Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
09/20/2016

01:00 PM

Hearing Location: BOARD OF REVIEW ROOM
Owner(s): SRJ REALTY LLC
Location: 1822 NORTH ST
Docket Number: 2016-000210
Municipality: CITY OF HARRISBURG
Parcel Number(s): 15-015-026-000-0000
Reason: Annual

Present Assessment: $38,600  Value Per Square Foot: $27.51
Appraisal Statistics: Two Story
Square Footage: 1,403
Implied Market Value: $52,700  Value Per Square Foot: $37.59

Assessment Appeal Hearing Minutes

Present at Hearing: Mark Sverchek.
Materials Presented: Comps on appeal form and photos.

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: $11,700  To: $11,600
Building: $26,900  $100
Total: $38,600  $11,700

Effective Date: 01/01/2017
Motion: Daryl Z. LeHew
Seconded: Michael L. Solomon
Approved Motion: Michael G. Musser, II
Board of Assessment Appeals
Dauphin County
09/20/2016

01:00 PM Hearing Location BOARD OF REVIEW ROOM
Owner(s) MAURER SEAN
Location 541 CAMP ST
Docket Number 2016-000214
Municipality CITY OF HARRISBURG
Parcel Number(s) 10-032-019-000-0000
Reason Annual

Present Assessment $35,100
Value Per Square Foot $18.26
Appraisal Statistics Three Story
Square Footage 1,922

Implied Market Value $48,000
Value Per Square Foot $24.95

Assessment Appeal Hearing Minutes

Present at Hearing:
Materials Presented: Comps 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:

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Effective Date: 01/01/2017
Motion: Daryl Z. LeHew
Seconded: Michael G. Musser, II
Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals
Dauphin County
09/20/2016

01:20 PM Hearing Location BOARD OF REVIEW ROOM
Owner(s) MAURER SEAN
Location 617 N 18TH ST
Docket Number 2016-000211
Municipality CITY OF HARRISBURG
Parcel Number(s) 08-003-006-000-0000
Reason Annual
Present Assessment $63,800 Value Per Square Foot $25.35
Appraisal Statistics Two and One-Half Story
Square Footage 2,517
Implied Market Value $87,200 Value Per Square Foot $34.63

Assessment Appeal Hearing Minutes

Present at Hearing:


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 $6,400 To: $6,400
Building $57,400 $57,400
Total $63,800 $63,800

Effective Date: 01/01/2017
Motion: Daryl Z. LeHew
Seconded: Michael G. Musser, II
Approved Motion: Michael L. Solomon
01:20 PM    Hearing Location    BOARD OF REVIEW ROOM
Owner(s)     MAURER SEAN
Location     137 ROYAL TER
Docket Number    2016-000212
Municipality    CITY OF HARRISBURG
Parcel Number(s) 08-029-023-000-0000
Reason     Annual
Present Assessment    $40,300    Value Per Square Foot    $35.23
Appraisal Statistics Two Story
Square Footage     1,144
Implied Market Value    $55,100    Value Per Square Foot    $48.12

Assessment Appeal Hearing Minutes

Present at Hearing:

Materials Presented: Comps on appeal form, income and expense for 20116.

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        $6,500    To:    $6,500
Building    $33,800    $33,800
Total        $40,300    $40,300

Effective Date:  01/01/2017
Motion:  Daryl Z. LeHew
Seconded:  Michael G. Musser, II
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
09/20/2016

01:20 PM  
Hearing Location  
BOARD OF REVIEW ROOM

Owner(s)  
MAURER SEAN

Location  
1626 MARKET ST

Docket Number  
2016-000213

Municipality  
CITY OF HARRISBURG

Parcel Number(s)  
09-032-032-000-0000

Reason  
Annual

Present Assessment  
$40,100  
Value Per Square Foot  
$16.62

Appraisal Statistics  
Three Story

Square Footage  
2,413

Implied Market Value  
$54,800  
Value Per Square Foot  
$22.70

Assessment Appeal Hearing Minutes

Present at Hearing:

Materials Presented: Comps on appeal form and income and expense for 2016.

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  
$11,400  
To:  
$11,400

Building  
$28,700  
$28,700

Total  
$40,100  
$40,100

Effective Date:  
01/01/2017

Motion:  
Daryl Z. LeHew

Seconded:  
Michael G. Musser, II

Approved Motion: Michael L. Solomon
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<td>Reason</td>
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Present at Hearing:


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 $13,600  
- Building $34,200  
- Total $47,800  
To:  
- Land $13,600  
- Building $34,200  
- Total $47,800

Effective Date: 01/01/2017

Motion: Daryl Z. LeHew

Seconded: Michael G. Musser, II

Approved Motion: Michael L. Solomon
Present at Hearing:


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 $8,900 To: $8,900
- Building $35,600 $35,600
- Total $44,500 $44,500

Effective Date: 01/01/2017

Motion: Daryl Z. LeHew

Seconded: Michael G. Musser, II

Approved Motion: Michael L. Solomon
Present at Hearing:


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 $7,800  
- Building $47,400  
- Total $55,200

To:  
- Land $7,800  
- Building $47,400  
- Total $55,200

Effective Date: 01/01/2017

Motion: Daryl Z. LeHew

Seconded: Michael G. Musser, II

Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
09/20/2016

01:20 PM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  MAURER SEAN PATRICK
Location  720 S 29TH ST
Docket Number  2016-000218
Municipality  CITY OF HARRISBURG
Parcel Number(s)  13-079-012-000-0000
Reason  Annual

Present Assessment  $63,500  Value Per Square Foot  $37.05
Appraisal Statistics  Two Story
Square Footage  1,714
Implied Market Value  $86,700  Value Per Square Foot  $50.61

Assessment Appeal Hearing Minutes

Present at Hearing:


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  $9,000  To:  $9,000
Building  $54,500  $54,500
Total  $63,500  $63,500

Effective Date:  01/01/2017
Motion:  Daryl Z. LeHew
Seconded:  Michael G. Musser, II
Approved Motion: Michael L. Solomon
01:50 PM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  WILLOW LLC
Location  1800 WALNUT ST
Docket Number  2016-000219
Municipality  CITY OF HARRISBURG
Parcel Number(s)  08-004-021-000-0000
Reason  Annual
Present Assessment  $106,500  Value Per Square Foot  $33.48
Appraisal Statistics  Office Building
Square Footage  3,181
Implied Market Value  $145,500  Value Per Square Foot  $45.74

Assessment Appeal Hearing Minutes

Present at Hearing: Peter Tran.


Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Rent $1,200 monthly.

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

Revised From:  Land  $8,000  To:  $8,000
                 Building  $98,500  $48,900
                 Total  $106,500  $56,900

Effective Date:  01/01/2017
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
02:10 PM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  KEEFER LARRY
Location  1220 WALNUT ST
Docket Number  2016-000220
Municipality  CITY OF HARRISBURG
Parcel Number(s)  08-028-022-000-0000
Reason  Annual
Present Assessment  $79,300  Value Per Square Foot  $66.08
Appraisal Statistics  Two Story
Square Footage  1,200
Implied Market Value  $108,300  Value Per Square Foot  $90.28

Assessment Appeal Hearing Minutes

Present at Hearing: Larry and Elaine Keefer.


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  $3,300  To:  $3,300
- Building  $76,000  $33,500
- Total  $79,300  $36,800

Effective Date:  01/01/2017

Motion:  Michael L. Solomon

Seconded:  Daryl Z. LeHew

Approved Motion: Michael G. Musser, II
Approval of Minutes

September 15, 2016

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

Decision Needed

Sunpointe Townhomes III LP
4400 Bridgeview Road
Stewartstown PA 17363
63-086-151
63-086-158
63-086-181
63-086-186
63-086-187
63-086-192

Sunpointe Townhomes III LP appeared before the board on September 15, 2016, at that time a decision was deferred until rent roll was provided.
The office received the rent roll on September 19, 2016.

Mr. LeHew made the motion to deny.
Mr. Solomon seconded the motion.
Mr. Musser approved the motion.