DAUPHIN COUNTY

BOARD OF ASSESSMENT APPEALS

OCTOBER 12, 2017

MINUTES

1) Meeting Convened – 8:30am

2) Approval of Minutes – October 10, 2017

3) Meeting Adjourned – 1:45pm

4) Those in Attendance – Darryl LeHew, Michael Solomon, Jeff Engle, Esq, Steven Howe, Marianne Tadych, Tiffany Baldock, Paul Kreiser
Board of Assessment Appeals
Dauphin County
10/12/2017

08:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  NEW VISION MANAGEMENT LLC
Location  1301 BERRYHILL ST
Docket Number  2017-000231
Municipality  CITY OF HARRISBURG
Parcel Number(s)  02-042-014-000-0000
Reason  Annual
Present Assessment  $14,400  Value Per Square Foot  $14,400.00

Appraisal Statistics
Square Footage  0
Implied Market Value  $19,700  Value Per Square Foot  $19,699.04

Assessment Appeal Hearing Minutes

Present at Hearing: Anthony Delgrosso, Maher (Mark) Saber
Materials Presented: Comps, Zoning, Tax records

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  Withdrawn by Appellant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  $14,400  To:  $14,400
  Building  $0  $0
  Total  $14,400  $14,400

Effective Date:  01/01/2018
Motion:  Daryl Z. LeHew
Seconded:  Michael L. Solomon
Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals  
Dauphin County  
10/12/2017

08:30 AM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  NEW VISION MANAGEMENT LLC  
Location  515 S 13TH ST  
Docket Number  2017-000232  
Municipality  CITY OF HARRISBURG  
Parcel Number(s)  02-042-018-000-0000  
Reason  Annual  
Present Assessment $24,600  
Value Per Square Foot $24,600.00  

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☒ Withdrawn by Appellant  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 $19,600  
Building $5,000  
Total $24,600  
To:  
$19,600  
$5,000  
$24,600  

Effective Date:  01/01/2018  
Motion:  
Seconded:  
Approved Motion:  
Board of Assessment Appeals  
Dauphin County  
10/12/2017

08:50 AM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  PALMER LAMONT  
Location  1098 EDGE MONT RD  
Docket Number  2017-000233  
Municipality  SUSQUEHANNA TWP  
Parcel Number(s)  62-026-011-000-0000  
Reason  Annual  
Present Assessment  $159,800  Value Per Square Foot  $159,800.00  
Appraisal Statistics  
Square Footage  0  
Implied Market Value  $218,600  Value Per Square Foot  $218,604.65  

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  $159,800  To:  $159,800  
Building  $0  $0  
Total  $159,800  $159,800  

Effective Date:  01/01/2018  
Motion:  Michael L. Solomon  
Seconded:  Daryl Z. LeHew  
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
10/12/2017

09:10 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  JAMES JULIA
Location  1329 WILLIAM ST
Docket Number  2017-000271
Municipality  CITY OF HARRISBURG
Parcel Number(s)  06-031-016-000-0000
Reason  Annual
Present Assessment  $48,400  Value Per Square Foot  $40.74
Appraisal Statistics  Two Story
Square Footage  1,188
Implied Market Value  $66,200  Value Per Square Foot  $55.73

Assessment Appeal Hearing Minutes

Present at Hearing: Dustin Malesich
Materials Presented: Appraisal, POA

Recent Appraisal Amount: $36,000
Date of Appraisal: 05/24/2017
Appraisal Prepared by: Patrick A McCarthy
Additional Notes:

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

Revised From:

| Land       | $12,900 | To:     | $12,900 |
| Building   | $35,500 |         | $22,500 |
| Total      | $48,400 |         | $35,400 |

Effective Date: 01/01/2018
Motion: Daryl Z. LeHew
Seconded: Michael L. Solomon
Approved Motion: Michael L. Solomon
09:10 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  MALESICH DUSTIN J
Location  1256 MILLER ST
Docket Number  2017-000272
Municipality  CITY OF HARRISBURG
Parcel Number(s)  08-023-001-000-0000
Reason  Annual
Present Assessment  $11,200  Value Per Square Foot  $11,200.00
Appraisal Statistics
Square Footage  0
Implied Market Value  $15,300  Value Per Square Foot  $15,321.48

Assessment Appeal Hearing Minutes

Present at Hearing: Dustin Malesich
Materials Presented: Photo, Map, Deed

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  $11,200  To:  $8,200
Building  $0  $0
Total  $11,200  $8,200

Effective Date:  01/01/2018
Motion:  Michael L. Solomon
Seconded:  Daryl Z. LeHew
Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals
Dauphin County
10/12/2017

09:10 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  MALESICH DUSTIN J
Location  1262 MILLER ST
Docket Number  2017-000273
Municipality  CITY OF HARRISBURG
Parcel Number(s)  08-023-004-000-0000
Reason  Annual
Present Assessment  $61,400  Value Per Square Foot  $22.64
Appraisal Statistics  Church
Square Footage  2,712
Implied Market Value  $84,000  Value Per Square Foot  $30.97

Present at Hearing: Dustin Malesich
Materials Presented: Photos, 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:  

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<th>Building</th>
<th>Total</th>
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<td>To:</td>
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Effective Date:  01/01/2018
Motion:  Daryl Z. LeHew
Seconded:  Michael L. Solomon
Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals  
Dauphin County  
10/12/2017

09:45 AM  Hearing Location: BOARD OF REVIEW ROOM
Owner(s): PHILADELPHIA SUBURBAN
Location: 2101 N 6TH ST
Docket Number: 2017-000239
Municipality: CITY OF HARRISBURG
Parcel Number(s): 10-019-034-000-0000
Reason: Annual
Present Assessment: $772,300  Value Per Square Foot: $17.08
Appraisal Statistics: Church w/ Sunday School
Square Footage: 45,212
Implied Market Value: $1,056,500  Value Per Square Foot: $23.37

Assessment Appeal Hearing Minutes

Present at Hearing: Michael Silverman, John E VanAllen, Esq, Alyssa Word
Materials Presented: Appraisal, POA

Recent Appraisal Amount: $330,000
Date of Appraisal: 06/01/2017
Appraisal Prepared by: Integra Realty Resources - Philadelphia

Additional Notes:

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

Revised From:  
- Land: $190,300 To: $190,300
- Building: $582,000 To: $48,000
- Total: $772,300 To: $238,300

Effective Date: 01/01/2018
Motion: Michael L. Solomon
Seconded: Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
10/12/2017

10:00 AM   Hearing Location: BOARD OF REVIEW ROOM
Owner(s): KEYNET BUSINESS NETWORK INC
Location: 2447 N 3RD ST
Docket Number: 2017-000275
Municipality: CITY OF HARRISBURG
Parcel Number(s): 10-044-056-000-0000
Reason: Annual
Present Assessment: $187,200  Value Per Square Foot: $54.10
Appraisal Statistics: Office Building
Square Footage: 3,460
Implied Market Value: $256,100  Value Per Square Foot: $74.01

Assessment Appeal Hearing Minutes

Present at Hearing: Alassane & Maiga Lolita
Materials Presented: Comps, Appraisal

Recent Appraisal Amount: $130,000
Date of Appraisal: 02/24/2017
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  $25,900  To:  $25,900
Building  $161,300  $70,500
Total  $187,200  $96,400

Effective Date:  01/01/2018
Motion:  Michael L. Solomon
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
10:20 AM Hearing Location: BOARD OF REVIEW ROOM
Owner(s): MARBLE PROPERTIES
Location: 905 W GOVERNOR RD
Docket Number: 2017-000234
Municipality: DERRY TWP
Parcel Number(s): 24-029-048-000-0000
Reason: Annual
Present Assessment: $6,551,900
Value Per Square Foot: $66.01
Appraisal Statistics: Medical Office
Square Footage: 99,256
Implied Market Value: $8,962,900
Value Per Square Foot: $90.30

Assessment Appeal Hearing Minutes

Present at Hearing: Richard Nuffort, Philip Scheuchenzuber, Cameron Spren

Materials Presented: Appraisal - including 24-029-039 (land)

Recent Appraisal Amount: $7,600,000
Date of Appraisal: 10/07/2017
Appraisal Prepared by: Principle Real Estate Consultants, LLC

Additional Notes:

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

Revised From: 
- Land: $0
- Building: $6,551,900
- Total: $6,551,900
To: 
- Land: $0
- Building: $0
- Total: $0

Effective Date: 01/01/2018

Motion:

Seconded:

Approved Motion:
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<th>Hearing Location</th>
<th>Owner(s)</th>
<th>Location</th>
<th>Docket Number</th>
<th>Municipality</th>
<th>Parcel Number(s)</th>
<th>Reason</th>
<th>Present Assessment</th>
<th>Value Per Square Foot</th>
<th>Implied Market Value</th>
<th>Value Per Square Foot</th>
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<tr>
<td>10:20 AM</td>
<td>BOARD OF REVIEW ROOM</td>
<td>MAHONEY PAUL L</td>
<td>965 W GOVERNOR RD</td>
<td>2017-000235</td>
<td>DERRY TWP</td>
<td>24-029-039-000-0000</td>
<td>Annual</td>
<td>$978,100</td>
<td>$978,100.00</td>
<td>$1,338,000</td>
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**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: $978,100
- Building: $0
- Total: $978,100

**Effective Date:** 01/01/2018

**Motion:**

**Seconded:**

**Approved Motion:**
Board of Assessment Appeals
Dauphin County
10/12/2017

11:10 AM Hearing Location BOARD OF REVIEW ROOM
Owner(s) HORNBERGER HOLDINGS LLC
Location 2285 W HARRISBURG PIKE
Docket Number 2017-000274
Municipality LOWER SWATARA TWP
Parcel Number(s) 36-022-016-000-0000
Reason Annual
Present Assessment $1,015,600 Value Per Square Foot $43.61
Appraisal Statistics Restaurant
Square Footage 23,286
Implied Market Value $1,389,300 Value Per Square Foot $59.66

Assessment Appeal Hearing Minutes

Present at Hearing: Bret Shaffer, Anthony Hornberger, Kay Mercein Mann, D

Materials Presented: Appraisal

Recent Appraisal Amount: $792,500
Date of Appraisal: 09/06/2017
Appraisal Prepared by: Don Paul Shearer

Additional Notes:

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

Revised From: Land $322,300 To: $322,300
           Building $693,300 $259,100
           Total $1,015,600 $581,400

Effective Date: 01/01/2018
Motion: Daryl Z. LeHew
Seconded: Michael L. Solomon
Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
10/12/2017

12:30 PM

Hearing Location: BOARD OF REVIEW ROOM
Owner(s): KOCEVAR FRANK C
Location: 9030 BRIDGE RD L1
Docket Number: 2017-000237
Municipality: SWATARA TWP
Parcel Number(s): 63-022-109-000-0000
Reason: Annual

Present Assessment: $465,700  Value Per Square Foot: $465,700.00

Appraisal Statistics
Square Footage: 0
Implied Market Value: $637,100  Value Per Square Foot: $637,072.50

Assessment Appeal Hearing Minutes

Present at Hearing: Bret Shaffer, Scott Kocevar, Frank Kocevar, Don Paul S
Materials Presented: Appraisal

Recent Appraisal Amount:
Date of Appraisal: 09/11/2017
Appraisal Prepared by: Don Paul Shearer
Additional Notes:

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

Revised From:  
- Land: $126,300  To: $0
- Building: $339,400  To: $0
- Total: $465,700  To: $0

Effective Date: 01/01/2018
Motion:
Seconded:
Approved Motion:
### Assessment Appeal Hearing Minutes

Present at Hearing: Bret Shaffer, Scott Kocevar, Frank Kocevar, Don Paul S

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: $64,300 To: $0
  - Building: $0 To: $0
  - Total: $64,300 To: $0

- **Effective Date:** 01/01/2018

Motion:

Seconded:

Approved Motion:
Board of Assessment Appeals  
Dauphin County  
10/12/2017

12:50 PM  
Hearing Location  
BOARD OF REVIEW ROOM

Owner(s)  
MI WINDOWS & DOORS INC

Location  
610 W MARKET ST

Docket Number  
2017-000240

Municipality  
GRATZ BORO

Parcel Number(s)  
27-007-036-000-0000

Reason  
Annual

Present Assessment  
$2,753,700  
Value Per Square Foot  
$11.45

Appraisal Statistics  
Industrials, Light Mfg.

Square Footage  
240,600

Implied Market Value  
$3,767,000  
Value Per Square Foot  
$15.66

Assessment Appeal Hearing Minutes

Present at Hearing: Richard Nuffort, Leonard J Patella Jr

Materials Presented: 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  
$265,800  
To:  
$0

Building  
$2,487,900  
To:  
$0

Total  
$2,753,700  
To:  
$0

Effective Date:  
01/01/2018

Motion:

Seconded:

Approved Motion:
Board of Assessment Appeals  
Dauphin County  
10/12/2017

12:50 PM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  METAL INDUSTRIES INCORPORATED  
Location  W MARKET ST  
Docket Number  2017-000241  
Municipality  GRATZ BORO  
Parcel Number(s)  27-007-001-000-0000  
Reason  Annual  
Present Assessment  $750,000  Value Per Square Foot  $41.49  
Appraisal Statistics  Office Building  
Square Footage  18,075  
Implied Market Value  $1,026,000  Value Per Square Foot  $56.76  

Assessment Appeal Hearing Minutes

Present at Hearing:

Materials Presented: 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  $60,400  To:  $0
Building  $689,600  $0
Total  $750,000  $0

Effective Date:  01/01/2018

Motion:

Seconded:

Approved Motion:
Present at Hearing:

Materials Presented: 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 $24,600 to: $0
Building $363,500 to: $0
Total $388,100 to: $0

Effective Date: 01/01/2018

Motion:

Seconded:

Approved Motion:
Board of Assessment Appeals  
Dauphin County  
10/12/2017

01:20 PM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  BREIT INDUSTRIAL HS PA PROPERTY OWNER LLC
Location  181 FULLING MILL RD
Docket Number  2017-000243
Municipality  LOWER SWATARA TWP
Parcel Number(s)  36-006-015-000-0000
Reason  Annual
Present Assessment  $5,890,900  Value Per Square Foot  $31.67
Appraisal Statistics  Industrial Flex Building
Square Footage  186,000
Implied Market Value  $8,058,700  Value Per Square Foot  $43.33

Assessment Appeal Hearing Minutes

Present at Hearing: Ryan J Kammerer, Kay Mercein Mann

Materials Presented: Statement from Middletown School District, Deed, Authorization of Representation

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  $771,200  To:  $771,200
Building  $5,119,700  $5,119,700
Total  $5,890,900  $5,890,900

Effective Date:  01/01/2018

Motion:  Daryl Z. LeHew
Seconded:  Michael L. Solomon

Approved Motion: Michael L. Solomon
Dauphin County Board of Assessment Appeals
October 12, 2017

Approval of Minutes

October 10, 2017

Mr. LeHew made a motion to approve the minutes.
Mr. Solomon second the motion.
Mr. LeHew approved the motion.