DAUPHIN COUNTY

BOARD OF ASSESSMENT APPEALS

JULY 10, 2018

MINUTES

1) Meeting Convened – 8:30am

2) Approval of Minutes – April 10, 2018

3) Meeting Adjourned – 12:00 pm

4) Those in Attendance – Michael Musser, Daryl LeHew, Michael Solomon, Jeff Engle, Esq, Steven Howe, Marianne Tadych
08:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  BRETHREN HOUSING ASSOCIATION
Location  212 HUMMEL ST
Docket Number  2018-000058
Municipality  CITY OF HARRISBURG
Parcel Number(s)  02-011-019-000-0000
Reason  Exemption
Present Assessment  $81,700  Value Per Square Foot  $20.65
Land Use  C
Square Footage  3,956
Implied Market Value  $115,200  Value Per Square Foot  $29.13

Assessment Appeal Hearing Minutes

Present at Hearing:


Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes:

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                O Withdrawn by Appellant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

Revised From:  Land  $13,900  To:  $13,900
               Building  $67,800  $67,800
               Total  $81,700  $81,700

Effective Date:  07/01/2018
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
07/10/2018

08:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  BRETHREN HOUSING ASSOCIATION
Location  1216 HAEHNLEN ST
Docket Number  2018-000059
Municipality  CITY OF HARRISBURG
Parcel Number(s)  02-011-041-000-0000
Reason  Exemption
Present Assessment  $3,500  Value Per Square Foot  $3,500.00
Land Use  R
Square Footage  0
Implied Market Value  $4,900  Value Per Square Foot  $4,936.53

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○Withdrawn by Appellant  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  $3,500  To:  $3,500
Building  $0  $0
Total  $3,500  $3,500

Effective Date:  07/01/2018
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
07/10/2018

08:30 AM  
Hearing Location: BOARD OF REVIEW ROOM  
Owner(s): BRETHREN HOUSING ASSOCIATION  
Location: 1214 HAEHNLEN ST  
Docket Number: 2018-000060  
Municipality: CITY OF HARRISBURG  
Parcel Number(s): 02-011-042-000-0000  
Reason: Exemption  
Present Assessment: $3,500  
Value Per Square Foot: $3,500.00  
Land Use: R  
Square Footage: 0  
Implied Market Value: $4,900  
Value Per Square Foot: $4,936.53

Assessment Appeal Hearing Minutes

Present at Hearing:


Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes:

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

Revised From:

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Effective Date: 07/01/2018

Motion: Michael G. Musser, II

Seconded: Daryl Z. LeHew

Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
07/10/2018

08:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  BRETHREN HOUSING ASSOCIATION
Location  1212 HAENLEN ST
Docket Number  2018-000061
Municipality  CITY OF HARRISBURG
Parcel Number(s)  02-011-043-000-0000
Reason  Exemption

Present Assessment  $600  Value Per Square Foot  $600.00
Land Use  R
Square Footage  0
Implied Market Value  $800  Value Per Square Foot  $846.26

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  $600  To:  $600
- Building  $0  To:  $0
- Total  $600  To:  $600

Effective Date:  07/01/2018
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
07/10/2018

08:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  BRETHREN HOUSING ASSOCIATION
Location  1210 HAENLEN ST
Docket Number  2018-000062
Municipality  CITY OF HARRISBURG
Parcel Number(s)  02-011-044-000-0000
Reason  Exemption
Present Assessment  $3,500  Value Per Square Foot  $3,500.00
Land Use  R
Square Footage  0
Implied Market Value  $4,900  Value Per Square Foot  $4,936.53

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  $3,500  To:  $3,500
Building  $0  $0
Total  $3,500  $3,500

Effective Date:  07/01/2018
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
07/10/2018

08:30 AM Hearing Location BOARD OF REVIEW ROOM
Owner(s) BRETHREN HOUSING ASSOC
Location 1245 MULBERRY ST
Docket Number 2018-000063
Municipality CITY OF HARRISBURG
Parcel Number(s) 02-012-012-000-0000
Reason Exemption
Present Assessment $44,800 Value Per Square Foot $16.52
Land Use R
Square Footage 2,712
Implied Market Value $63,200 Value Per Square Foot $23.30

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 $8,600 To: $8,600
Building $36,200 $36,200
Total $44,800 $44,800

Effective Date: 07/01/2018

Motion: Michael G. Musser, II
Seconded: Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
07/10/2018

08:30 AM  Hearing Location: BOARD OF REVIEW ROOM

Owner(s): BRETHREN HOUSING ASSOCIATION

Location: 203 1/2 HUMMEL ST

Docket Number: 2018-000064

Municipality: CITY OF HARRISBURG

Parcel Number(s): 02-012-043-000-0000

Reason: Exemption

Present Assessment: $74,800  Value Per Square Foot: $36.14

Land Use: R

Square Footage: 2,070

Implied Market Value: $105,500  Value Per Square Foot: $50.97

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: $9,100  To:  $9,100
Building: $65,700  $65,700
Total: $74,800  $74,800

Effective Date: 07/01/2018

Motion: Michael G. Musser, II

Seconded: Daryl Z. LeHew

Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
07/10/2018

08:50 AM

Hearing Location: BOARD OF REVIEW ROOM

Owner(s): HARRISBURG AREA YMCA

Location: 805 N FRONT ST

Docket Number: 2018-000065

Municipality: CITY OF HARRISBURG

Parcel Number(s): 04-023-002-000-0000

Reason: Exemption

Present Assessment: $777,000
Value Per Square Foot: $80.12

Land Use: C

Square Footage: 9,698

Implied Market Value: $1,095,900
Value Per Square Foot: $113.00

Assessment Appeal Hearing Minutes

Present at Hearing: Attorney John M Coles, Richard A Curl CEO, S Jacobs

Materials Presented: Charitable Organization Certificate, 501(C)3, Tax Returns, PA non-profit certificate, ByLaws, Board of Directors, 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: $527,200
- Building: $249,800
- Total: $777,000

To:
- Land: $527,200
- Building: $249,800
- Total: $777,000

Effective Date: 07/01/2018

Motion: Michael L. Solomon

Seconded: Daryl Z. LeHew

Approved Motion: Michael G. Musser, II
Board of Assessment Appeals  
Dauphin County  
07/10/2018

09:10 AM  

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<td>MOUNT OLIVE BAPTIST CHURCH</td>
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Present Assessment: $32,500  
Value Per Square Foot: $32,500.00

Land Use: R
Square Footage: 0

Implied Market Value: $45,800  
Value Per Square Foot: $45,839.21

Assessment Appeal Hearing Minutes

Present at Hearing: Lawrence Moore Jr, Rev Gaylord Thompson

Materials Presented: Tax Map, Deed

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes:

Board Decision:  Deny

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Effective Date: 07/01/2018

Motion:  Daryl Z. LeHew

Seconded:  Michael G. Musser, II

Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
07/10/2018

09:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  CHURCH OF BRETHREN CHRIST
Location  220 S HANOVER ST
Docket Number  2018-000067
Municipality  HUMMELSTOWN BORO
Parcel Number(s)  31-053-012-000-0000
Reason  Exemption
Present Assessment  $372,300  Value Per Square Foot  $82.84
Land Use  E
Square Footage  4,494
Implied Market Value  $525,100  Value Per Square Foot  $116.85

Assessment Appeal Hearing Minutes

Present at Hearing: Pastor Justin Douglas, Robert Raves, Treasurer
Materials Presented: Tax Map, Photos, 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  195,200  To:  195,200
Building  177,100  $177,100
Total  372,300  $372,300

Effective Date:  07/01/2018
Motion:  Michael L. Solomon
Seconded:  Michael G. Musser, II
Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
07/10/2018

09:50 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  ST MATTHEWS UNITED CHURCH
Location  COLEMAN CHURCH RD
Docket Number  2018-000068
Municipality  LYKENS TWP
Parcel Number(s)  39-014-035-000-0000
Reason  Exemption
Present Assessment  $43,000  Value Per Square Foot  $43,000.00
Land Use  R
Square Footage  0
Implied Market Value  $60,600  Value Per Square Foot  $60,648.80

Assessment Appeal Hearing Minutes

Present at Hearing: Attorney Robert Radebach, Fred Smeltz
Materials Presented: Photos, 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  $43,000  To:  $43,000
Building  $0  $0
Total  $43,000  $43,000

Effective Date:  07/01/2018
Motion:  Michael L. Solomon
Seconded:  Michael G. Musser, II
Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals
Dauphin County
07/10/2018

10:10 AM  Hearing Location: BOARD OF REVIEW ROOM
Owner(s): REDEEMED CHRISTIAN CHURCH OF GOD LIVING SPI
Location: 3600 VARTAN WY
Docket Number: 2018-000069
Municipality: SUSQUEHANNA TWP
Parcel Number(s): 62-021-156-000-0000
Reason: Exemption

Present Assessment: $3,120,000  Value Per Square Foot: $55.65

Land Use: C

Square Footage: 56,064

Implied Market Value: $4,400,600  Value Per Square Foot: $78.49

Assessment Appeal Hearing Minutes
Present at Hearing: Attobert Radebach, Pastor Tunde Oyelowo
Materials Presented: 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: $364,000  To: $364,000
- Building: $2,756,000  $2,756,000
- Total:  $3,120,000  $3,120,000

Effective Date: 07/01/2018
Motion: Michael L. Solomon
Seconded: Daryl Z. LeHew
Approved Motion: Michael G. Musser, II
Board of Assessment Appeals
Dauphin County
07/10/2018

10:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  5 NORTH FIFTH STREET CORP
Location  5 N 5TH ST
Docket Number  2018-000070
Municipality  CITY OF HARRISBURG
Parcel Number(s)  09-002-031-000-0000
Reason  New Construction
Present Assessment  $5,708,500  Value Per Square Foot  $76.38
Land Use  C
Square Footage  74,735
Implied Market Value  $8,051,500  Value Per Square Foot  $107.73

Assessment Appeal Hearing Minutes

Present at Hearing: David Dyson, Attorney Mark D Hipp, Jeff Walters
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  $1,773,500  To:  $1,169,600
Building  $3,935,000  $4,166,700
Total  $5,708,500  $5,336,300

Effective Date:  07/01/2018
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
07/10/2018

10:50 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  ATKINSON TIFFANY A
Location  2307 MANDARIN CT
Docket Number  2018-000071
Municipality  SUSQUEHANNA TWP
Parcel Number(s)  62-090-021-000-0000
Reason  New Construction
Present Assessment  $175,600  Value Per Square Foot  $90.94
Land Use  R
Square Footage  1,931
Implied Market Value  $247,700  Value Per Square Foot  $128.26

Assessment Appeal Hearing Minutes

Present at Hearing: Tiffany Atkinson
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  $22,900  To:  $22,900
  Building  $152,700  $94,100
  Total  $175,600  $117,000

Effective Date: 07/01/2018
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
07/10/2018

11:10 AM  Hearing Location:  BOARD OF REVIEW ROOM 
Owner(s): SNYDER ALLEN L 
Location: MACHAMER AVE 
Docket Number: 2018-000072 
Municipality: WICONISCO TWP 
Parcel Number(s): 69-012-038-000-0000 
Reason: New Construction 
Present Assessment: $53,900  Value Per Square Foot $106.94 
Land Use: R 
Square Footage: 504 
Implied Market Value: $73,700  Value Per Square Foot $146.30

Assessment Appeal Hearing Minutes

Present at Hearing: Allen Snyder, Joan Snyder

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:  
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Effective Date: 03/01/2018

Motion: Michael L. Solomon

Seconded: Daryl Z. LeHew

Approved Motion: Michael G. Musser, II
Dauphin County Board of Assessment Appeals  
July 10, 2018

Approval of Minutes

April 10, 2018

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

Disabled Veteran Exemption

Delores Aurand
530 Stover Court  
Hummelstown, PA 17036  
24-090-015

Mrs. Delores Aurand was approved by the Pennsylvania State Veterans’ Commission on March 14, 2018.  
Mr. Boswell verified she does live there and own the property.  
The exemption period is July 1, 2018 through June 30, 2023.

John T Hall
301 Poplar Street  
Highspire, PA 17034  
30-030-013

Mr. John T Hall was approved by the Pennsylvania State Veterans’ Commission on January 24, 2018.  
Mr. Boswell verified he does live there and own the property.  
The exemption period is July 1, 2018 through June 30, 2023.

Liane M McCoy
4137 Secretariat Street  
Harrisburg, PA 17112  
35-024-276

Ms. Liane M McCoy was approved by the Pennsylvania State Veterans’ Commission on March 30, 2018.  
Mr. Boswell verified she does live there and own the property.  
The exemption period is July 1, 2018 through June 30, 2023.
Disabled Veteran Exemption

Bonnie Hodgson
200 Lopax Road
Harrisburg, PA 17112
35-100-005

Ms. Bonnie Hodgson was approved by the Pennsylvania State Veterans’ Commission on April 25, 2018. Mr. Boswell verified she does live there and own the property. The exemption period is July 1, 2018 through June 30, 2023.

Elmer P Rolla
3548 Apollo Avenue
Harrisburg, PA 17110
62-061-057

Mr. Elmer P Rolla was approved by the Pennsylvania State Veterans’ Commission on April 26, 2018. Mr. Boswell verified he does live there and own the property. The exemption period is July 1, 2018 through June 30, 2023.

Christopher P Rigas
3765 Sharon Street
Harrisburg, PA 17111
63-005-027

Mr. Christopher P Rigas was approved by the Pennsylvania State Veterans’ Commission on April 3, 2018. Mr. Boswell verified he does live there and own the property. The exemption period is July 1, 2018 through June 30, 2023.

Mr. LeHew made the motion to approve exemption for all Veterans. Mr. Musser second the motion. Mr. Solomon approved the motion.
Catastrophic Loss

4P Ventures LLC
2323 Forest Lane
Harrisburg, PA  17112
09-071-020

4P Ventures LLC experienced a fire at 319 S 17th Street in Harrisburg City.
Mr. Boswell verified that they do not qualify for relief due to late filing.

Mr. Musser made the motion to deny relief.
Mr. LeHew second the motion.
Mr. Solomon approved the motion.

Bryan Soto-Burgos
143 C Lane
Harrisburg, PA  17111
36-002-009-050-0001

Bryan Soto-Burgos experienced a fire on April 5, 2018 at 143 C Lane in Lower Swatara Township.
Mr. Boswell verified that they do qualify for relief.
Pre-assessment $10,500; Post-assessment $0

Mr. Musser made the motion to grant relief.
Mr. LeHew second the motion.
Mr. Solomon approved the motion.
Exemption Request

Emmanuel Wesleyan Church
135 Emmanuel Church Rd
Gratz, PA 17030
39-016-015

On January 9, 2018 a decision for exemption was deferred until proof was provided, showing that the land was not being farmed. Photos were received June 25, 2018.

Mr. Solomon made the motion to grant exemption effective July 1, 2018.
Mr. LeHew second the motion.
Mr. Musser approved the motion.

Washington Township
185 Manors Drive
Elizabethtown, PA 17023
66-009-023

Washington Township acquired this parcel on May 16, 2018. Exemption is requested.

Mr. Musser made the motion to hold a hearing.
Mr. LeHew second the motion.
Mr. Solomon approved the motion.
Dauphin County Board of Assessment Appeals
July 10, 2018

Refund Request

Kristi Keating
6012 Candestick Dr
Harrisburg, PA 17112
35-130-020

Kristi Keating requests a refund for the past 6 years, due to incorrect square footage documented in the Tax Assessment office.
On May 15, 2018, the tax assessor measured the house and corrected the records.

Equity Trust Company
FBO Rodney Frey IRA
985 Pinetree Way
Lancaster, PA 17601-6609
58-008-004

Rodney Frey requests a refund for the 2016 and 2017 tax years due to incorrect square footage documented in the Tax Assessment office.
On June 6, 2018, the tax assessor measured the house and corrected the records.

Matthew Snyder
Jessica Snyder
7315 Stoneridge Cir
Harrisburg, PA 17112
68-022-495

Mr. and Mrs. Snyder request a refund of taxes paid since September 2015 due to incorrect square footage documented in the Tax Assessment office.
Corrections were made effective July 1, 2018.

Mr. Musser made the motion to grant refunds.
Mr. LeHew second the motion.
Mr. Solomon approved the motion.
Howard and Monique Henry
335 Hemlock Lane
Etters, PA 17319
02-010-023
02-010-024
09-042-019
09-042-020

Howard and Monique Henry are requesting that the Tax Assessments on their parcels of land be reduced to a zero value, retroactive to January 1, 2018, because they are unsafe to occupy or use by anyone.

Mr. Musser made the motion to grant a zero land assessment.
Mr. LeHew second the motion.
Mr. Solomon approved the motion.

Michael F Andregic
Stacy A Andregic
2819 Powells Valley Rd
Halifax, PA 17032
33-005-079

Request for Clean and Green on a parcel not 10 acres. No income included.
Approval need to mail denial letter.

Mr. LeHew made the motion to deny Clean and Green.
Mr. Musser second the motion.
Mr. Solomon approved the motion.
Dauphin County Board of Assessment Appeals
July 10, 2018

Decision Needed

Country Club of Harrisburg
401 Fishing Creek Valley Rd
Harrisburg, PA 17112
43-032-009
43-032-011

An appeal hearing was held on October 19, 2017.
A decision was deferred until an appraisal was received.
An appraisal was received in April.

Mr. Musser made the motion to deny change.
Mr. LeHew second the motion.
Mr. Solomon approved the motion.

Sunflower Fields LP
3909 Hartzdale Dr #901
Camp Hill, PA 17011
See attached parcels

An appeal hearing was held on January 9, 2018 for 11 parcels.
A decision was deferred for an appraisal.
An appraisal was received along with 25 additional parcels – included in other business.
Presented in other business at the April 10th hearing.
Board requested total assessments along with grand totals.

Mr. Musser made the motion to defer.
Mr. Solomon second the motion.
Mr. LeHew approved the motion.