DAUPHIN COUNTY

BOARD OF ASSESSMENT APPEALS

OCTOBER 16, 2018

MINUTES

1) Meeting Convened – 8:30am

2) Approval of Minutes – September 11, 2018

3) Meeting Adjourned – 2:00pm

4) Those in Attendance – Michael Musser, Daryl LeHew, Michael Solomon, Jeff Engle, Esq, Steven Howe, Marianne Tadych, Tiffanie Baldock
Dauphin County Board of Assessment Appeals  
October 16, 2018

Approval of Minutes

September 11, 2018

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

Disabled Veteran Exemption

Jason M Jahnigen
125 Steeple Chase Lane
Harrisburg, PA  17112
25-017-132

Mr. Jason M Jahnigen was approved by the Pennsylvania State Veterans’ Commission on August 16, 2018.  
Mr. Boswell verified he does live there and own the property.  
The exemption period is January 1, 2019 through December 31, 2023.

Mr. LeHew made the motion to grant exemption.  
Mr. Musser second the motion.  
Mr. Solomon approved the motion.
Dauphin County Board of Assessment Appeals
October 16, 2018

Disabled Veteran Exemption

Paul E Buffington
64 South Market St
Elizabethville, PA 17023
26-026-017

Mr. Paul E Buffington was approved by the Pennsylvania State Veterans’ Commission on July 25, 2018.
Mr. Boswell verified he does live there and own the property.
The exemption period is January 1, 2019 through December 31, 2023.

Mr. LeHew made the motion to grant exemption.
Mr. Musser second the motion.
Mr. Solomon approved the motion.

Catastrophic Loss

Lolita W Morgan
2800 Catherine Dr
Harrisburg, PA 17109
02-023-005

Lolita W Morgan experienced a fire on September 20, 2017 at 1607 Derry St, in Harrisburg City.
Mr. Boswell verified that she does not qualify for relief due to late filing.

Mr. Solomon made the motion to deny relief.
Mr. LeHew second the motion.
Mr. Musser approved the motion.
Dauphin County Board of Assessment Appeals  
October 16, 2018

Catastrophic Loss

Lolita W Morgan  
2800 Catherine Dr  
Harrisburg, PA 17109  
09-024-046

Lolita W Morgan experienced a fire on April 27, 2018 at 1631 Carnation St, in Harrisburg City.  
Mr. Boswell verified that she does qualify for relief.  
Pre-assessment $29,200; Post-assessment $13,900

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

Donald Fry  
1116 E Caracas Ave  
Hershey, PA 17033  
24-006-226

Donald Fry experienced a flood on July 25, 2018.  
Mr. Boswell verified that he does qualify for relief.  
Pre-assessment $69,100; Post-assessment $39,500

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

Roy and Rachel Henry  
1215 Mountain Rd  
Elizabethville, PA 17023  
44-004-026

Mr. Boswell verified that they do qualify for relief.  
Pre-assessment $115,100; Post-assessment $39,900

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

Pennsylvania National Fire Museum
1820 N 4th St
Harrisburg, PA 17102
11-015-034
11-015-082

The Pennsylvania National Fire Museum acquired the two parcels in September. They submitted a letter from the IRS regarding their 501(c)(3) status. Exemption is requested.

Mr. Solomon made the motion to grant exemption effective January 1, 2019.
Mr. LeHew second the motion.
Mr. Musser approved the motion.

Devonshire Church
5630 Devonshire Rd
Harrisburg, PA 17112
35-046-048

Devonshire Memorial Church of the United Brethren in Christ requests exemption for their new facility. This facility has been built for the purpose of furthering the ministry of the church and religious purposes. Devonshire Church is already exempt and requests to include this new facility with that exemption.

Mr. Solomon made the motion to grant exemption effective October 1, 2018.
Mr. LeHew second the motion.
Mr. Musser approved the motion.
Dauphin County Board of Assessment Appeals  
October 16, 2018

Refund Request

Jennifer Wolfe  
270 Million Dollar Rd  
Halifax, PA  17032  
29-024-040

Jennifer Wolfe requests a refund of over payment for the 2017 and 2018 tax years. She paid on 2.46 acres and should have been paying for 1.01 acres. The assessment record was corrected on September 13, 2018.

Mr. LeHew made the motion to grant a refund.  
Mr. Solomon second the motion.  
Mr. Musser approved the motion.

Earl S Conner  
440 Church Ln  
Harrisburg, PA  17112  
43-040-087

This parcel had an assessed value on a basement, shed and a full bathroom that do not exist. The assessed value has been corrected. Earl S Conner requests a refund for the past 6 years.

Mr. Solomon made the motion to grant a refund.  
Mr. LeHew second the motion.  
Mr. Musser approved the motion.
Dauphin County Board of Assessment Appeals
October 16, 2018

Decision Needed

John K Royal
1109 Oak Lane
New Cumberland, PA 17070
13-081-013
13-081-014

John K Royal experienced a fire on May 18, 2017.
He requests consideration for retroactive catastrophic loss.

Mr. Solomon made the motion to deny retroactive catastrophic relief.
Mr. LeHew second the motion.
Mr. Musser approved the motion.
Board of Assessment Appeals
Dauphin County
10/16/2018

08:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  CAPITAL REGION ECONOMIC DEVELOPMENT CORPC
Location  1001 HERR ST
Docket Number  2018-000190
Municipality  CITY OF HARRISBURG
Parcel Number(s)  07-058-001-000-0000
Reason  Annual
Present Assessment  $1,054,900  Value Per Square Foot  $16.96
Land Use  I
Square Footage  62,186
Implied Market Value  $1,487,900  Value Per Square Foot  $23.93

Assessment Appeal Hearing Minutes

Present at Hearing: John VanAllen, David Black, Angel Corbin
Materials Presented: Map, Description of Improvements, Appraisal Report

Recent Appraisal Amount: $505,000
Date of Appraisal: 12/19/2017
Appraisal Prepared by: Angel Corbin
Additional Notes:

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

Revised From:  
  Land  $655,600  To:  $283,600
  Building  $399,300  $106,400
  Total  $1,054,900  $390,000

Effective Date:  01/01/2019
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
10/16/2018

08:50 AM  Hearing Location  BOARD OF REVIEW ROOM

Owner(s)  SNYDER JOY E  
Location  629 S FRONT ST  
Docket Number  2018-000191  
Municipality  CITY OF HARRISBURG  
Parcel Number(s)  01-058-014-000-0000  
Reason  Annual  
Present Assessment  $167,300  
Value Per Square Foot  $66.18  
Land Use  R  
Square Footage  2,528  
Implied Market Value  $236,000  
Value Per Square Foot  $93.34

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  $31,800  
Building  $135,500  
Total  $167,300

To:  

$31,800  
$135,500  
$167,300

Effective Date:  01/01/2019

Motion:  Michael L. Solomon

Seconded:  Michael G. Musser, II

Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals  
Dauphin County  
10/16/2018

09:05 AM  Hearing Location: BOARD OF REVIEW ROOM  
Owner(s): OKEGUE CLAUDE  
Location: 340 S 16TH ST  
Docket Number: 2018-000192  
Municipality: CITY OF HARRISBURG  
Parcel Number(s): 02-022-032-000-0000  
Reason: Annual  
Present Assessment: $110,000  
Value Per Square Foot: $67.32  
Land Use: R  
Square Footage: 1,634  
Implied Market Value: $155,100  
Value Per Square Foot: $94.95

Assessment Appeal Hearing Minutes

Present at Hearing: Claude Okegue

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: $10,000  
Building: $100,000  
Total: $110,000  
To:  
Land: $10,000  
Building: $100,000  
Total: $110,000

Effective Date: 01/01/2019

Motion:

Seconded:

Approved Motion:
Board of Assessment Appeals  
Dauphin County  
10/16/2018

09:20 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  MORTON MARIE L
Location  528 S 15TH ST
Docket Number  2018-000193
Municipality  CITY OF HARRISBURG
Parcel Number(s)  02-044-029-000-0000
Reason  Annual
Present Assessment  $38,900  Value Per Square Foot  $31.02
Land Use  R
Square Footage  1,254
Implied Market Value  $54,900  Value Per Square Foot  $43.75

Assessment Appeal Hearing Minutes

Present at Hearing: Marie Morton
Materials Presented: Photos, appraisal

Recent Appraisal Amount: $25,000
Date of Appraisal: 10/04/2018
Appraisal Prepared by: Roland D Johnson
Additional Notes:

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

Revised From:  
- Land  $8,400  To:  $8,400
- Building  $30,500  $18,000
- Total  $38,900  $26,400

Effective Date:  01/01/2019
Motion:  Michael L. Solomon
Seconded:  Michael G. Musser, II
Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals  
Dauphin County  
10/16/2018

09:20 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  MORTON MARIE L
Location  526 S 15TH ST
Docket Number  2018-000194
Municipality  CITY OF HARRISBURG
Parcel Number(s)  02-044-028-000-0000
Reason  Annual
Present Assessment  $38,900  Value Per Square Foot  $31.02
Land Use  R
Square Footage  1,254
Implied Market Value  $54,900  Value Per Square Foot  $43.75

Assessment Appeal Hearing Minutes

Present at Hearing: Marie Morton
Materials Presented: Photos, Appraisal

Recent Appraisal Amount: $25,000
Date of Appraisal: 10/04/2018
Appraisal Prepared by: Roland D Johnson
Additional Notes: Sewer water & trash paid by landlord, $600 month

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

Revised From:  
Land  $8,400  To:  $8,400
Building  $30,500  $18,000
Total  $38,900  $26,400

Effective Date:  01/01/2019
Motion:  Michael L. Solomon
Seconded:  Daryl Z. LeHew
Approved Motion: Michael G. Musser, II
Board of Assessment Appeals  
Dauphin County  
10/16/2018

09:35 AM  

Hearing Location: BOARD OF REVIEW ROOM  
Owner(s): REED STEPHEN R  
Location: 212 CUMBERLAND ST  
Docket Number: 2018-000195  
Municipality: CITY OF HARRISBURG  
Parcel Number(s): 05-003-021-000-0000  
Reason: Annual  
Present Assessment: $82,700  
Value Per Square Foot: $44.56  
Land Use: R  
Square Footage: 1,856  
Implied Market Value: $116,600  
Value Per Square Foot: $62.85  

Assessment Appeal Hearing Minutes

Present at Hearing: Stephen Reed

Materials Presented: Assessment info on parcel & 1 other parcel, Appraisal

Recent Appraisal Amount: $107,000
Date of Appraisal: 05/17/2017
Appraisal Prepared by: Steven Wood

Additional Notes:

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

Revised From:  
Land $15,900 To: $15,900  
Building $66,800 $52,900  
Total $82,700 $68,800

Effective Date: 01/01/2019
Motion: Michael G. Musser, II
Seconded: Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
10/16/2018

09:50 AM  Hearing Location: BOARD OF REVIEW ROOM
Owner(s): LOWER RALPH H
Location: 1403 GREEN ST
Docket Number: 2018-000196
Municipality: CITY OF HARRISBURG
Parcel Number(s): 06-014-031-000-0000
Reason: Annual

Present Assessment: $55,700  Value Per Square Foot: $35.52
Land Use: R
Square Footage: 1,568
Implied Market Value: $78,600  Value Per Square Foot: $50.10

Assessment Appeal Hearing Minutes

Present at Hearing: Jason Snelbaker
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 $10,200  To:  $10,200
Building $45,500  $10,100
Total $55,700  $20,300

Effective Date: 01/01/2019
Motion: Michael G. Musser, II
Seconded: Daryl Z. LeHew
Approved Motion: Michael L. Solomon
null
Board of Assessment Appeals  
Dauphin County  
10/16/2018

09:50 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  CINQMARS MICHAEL R JR
Location  142 EAST ST
Docket Number  2018-000198
Municipality  WILLIAMSTOWN BORO
Parcel Number(s)  71-006-032-000-0000
Reason  Annual
Present Assessment  $39,900  Value Per Square Foot  $27.03
Land Use  R
Square Footage  1,476
Implied Market Value  $56,300  Value Per Square Foot  $38.13

Assessment Appeal Hearing Minutes

Present at Hearing: Jason Snelbaker

Materials Presented:

Recent Appraisal Amount:

Date of Appraisal:
Appraisal Prepared by:

Additional Notes:

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

Revised From:  

Land  $7,000  To:  $7,000
Building  $32,900  $20,700
Total  $39,900  $27,700

Effective Date:  01/01/2019
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals  
Dauphin County  
10/16/2018

10:10 AM  
Hearing Location: BOARD OF REVIEW ROOM  
Owner(s): CORBIN JAMES F  
Location: 1204 WALNUT ST  
Docket Number: 2018-000199  
Municipality: CITY OF HARRISBURG  
Parcel Number(s): 08-029-008-000-0000  
Reason: Annual  

Present Assessment: $48,200  
Value Per Square Foot: $28.10  

Land Use: R  
Square Footage: 1,715  
Implied Market Value: $68,000  
Value Per Square Foot: $39.64

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: $6,300  
Building: $41,900  
Total: $48,200

To:  
Land: $6,300  
Building: $41,900  
Total: $48,200

Effective Date: 01/01/2019

Motion: Michael G. Musser, II
Seconded: Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Hearing Location: BOARD OF REVIEW ROOM
Owner(s): CARBER JEREMIAH
Location: 1203 BAILEY ST
Docket Number: 2018-000200
Municipality: CITY OF HARRISBURG
Parcel Number(s): 09-012-025-000-0000
Reason: Annual
Present Assessment: $27,600  Value Per Square Foot: $21.26
Land Use: R
Square Footage: 1,298
Implied Market Value: $38,900  Value Per Square Foot: $29.99

Assessment Appeal Hearing Minutes

Present at Hearing: Jeremiah Ramsey, property manager
Materials Presented: Condemnation Order/Evaluation

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 $16,200 $16,200
Total $27,600 $27,600

Effective Date: 01/01/2019
Motion: Daryl Z. LeHew
Seconded: Michael G. Musser, II
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
10/16/2018

10:25 AM  

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<th>Hearing Location</th>
<th>BOARD OF REVIEW ROOM</th>
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<tr>
<td>Owner(s)</td>
<td>CARBER JEREMIAH</td>
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<tr>
<td>Location</td>
<td>1205 BAILEY ST</td>
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<td>Docket Number</td>
<td>2018-000201</td>
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<td>CITY OF HARRISBURG</td>
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<td>Value Per Square Foot</td>
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<td>Land Use</td>
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<td>Square Footage</td>
<td>1,240</td>
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<td>Implied Market Value</td>
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Assessment Appeal Hearing Minutes

Present at Hearing: Jeremiah Ramsey, property manager
Materials Presented: Condemnation Order/Evaluation

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  
Building $15,300  
Total $26,700  
To:  
Land $11,400  
Building $15,300  
Total $26,700

Effective Date: 01/01/2019
Motion: Daryl Z. LeHew
Seconded: Michael G. Musser, II
Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
10/16/2018

10:40 AM  Hearing Location  BOARD OF REVIEW ROOM
          Owner(s)  BURTON DESMOND S
          Location  163 S SUMMIT ST
          Docket Number  2018-000202
          Municipality  CITY OF HARRISBURG
          Parcel Number(s)  09-043-027-000-0000
          Reason  Annual
          Present Assessment  $50,900  Value Per Square Foot  $26.80
          Land Use  R
          Square Footage  1,899
          Implied Market Value  $71,800  Value Per Square Foot  $37.80

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  $10,500  To:  $10,500
  Building  $40,400  $40,400
  Total  $50,900  $50,900

Effective Date:  01/01/2019
Motion:  Michael G. Musser, II
Seconded:  Michael L. Solomon
Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals  
Dauphin County  
10/16/2018

10:55 AM  
Hearing Location: BOARD OF REVIEW ROOM  
Owner(s): R&FAMILY HOME SOLUTIONS LLC  
Location: 129 SYLVAN TER  
Docket Number: 2018-000203  
Municipality: CITY OF HARRISBURG  
Parcel Number(s): 09-043-043-000-0000  
Reason: Annual  
Present Assessment: $45,900  
Value Per Square Foot: $22.26  
Land Use: R  
Square Footage: 2,062  
Implied Market Value: $64,700  
Value Per Square Foot: $31.40  

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  $12,000  To:  $12,000  
Building  $33,900  $33,900  
Total  $45,900  $45,900  

Effective Date: 01/01/2019  
Motion: Michael G. Musser, II  
Seconded: Daryl Z. LeHew  
Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
10/16/2018

11:10 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  CAPITAL PROPERTIES LLC
Location  1840 HOLLY ST
Docket Number  2018-000204
Municipality  CITY OF HARRISBURG
Parcel Number(s)  09-065-058-000-0000
Reason  Annual
Present Assessment  $58,100  Value Per Square Foot  $39.10
Land Use  R
Square Footage  1,486
Implied Market Value  $81,900  Value Per Square Foot  $55.15

Assessment Appeal Hearing Minutes

Present at Hearing: KURT BLAKE, counsel

Materials Presented: DESCRIPTION OF PARCEL

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: $875 rent

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

Revised From:  
- Land  $8,200  To:  $8,200
- Building  $49,900  $31,100
- Total  $58,100  $39,300

Effective Date:  01/01/2019

Motion:  Daryl Z. LeHew
Seconded:  Michael G. Musser, II
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
10/16/2018

12:30 PM Hearing Location BOARD OF REVIEW ROOM
Owner(s)
Location 214 YALE ST
Docket Number 2018-000205
Municipality CITY OF HARRISBURG
Parcel Number(s) 09-086-029-000-0000
Reason Annual
Present Assessment $58,100 Value Per Square Foot $40.35
Land Use R
Square Footage 1,440
Implied Market Value $81,900 Value Per Square Foot $56.91

Assessment Appeal Hearing Minutes

Present at Hearing: Donna Mick
Materials Presented: Comps, 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 $8,300  To: $8,300
Building $49,800  $28,200
Total $58,100  $36,500

Effective Date: 01/01/2019
Motion: Michael G. Musser, II
Seconded: Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
10/16/2018

12:45 PM  
Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  PETERSON CARL
Location  2702 REEL ST
Docket Number  2018-000206
Municipality  CITY OF HARRISBURG
Parcel Number(s)  10-027-076-000-0000
Reason  Annual
Present Assessment  $50,400  Value Per Square Foot  $31.82
Land Use  R
Square Footage  1,584
Implied Market Value  $71,100  Value Per Square Foot  $44.88

Assessment Appeal Hearing Minutes

Present at Hearing: Carol Peterson
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  $9,900  To:  $9,900
Building  $40,500  $16,800
Total  $50,400  $26,700

Effective Date:  01/01/2019
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
10/16/2018

01:00 PM Hearing Location BOARD OF REVIEW ROOM
Owner(s) ELHASSN ELWALIED HASNN BASHIER
Location 2415 N 5TH ST
Docket Number 2018-000207
Municipality CITY OF HARRISBURG
Parcel Number(s) 10-030-060-000-0000
Reason Annual
Present Assessment $39,100 Value Per Square Foot $24.41
Land Use R
Square Footage 1,602
Implied Market Value $55,100 Value Per Square Foot $34.42

Assessment Appeal Hearing Minutes
Present at Hearing: ELWALIED HASNN BASHIER ELHASSN
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 $10,000 To: $10,000
Building $29,100 $16,700
Total $39,100 $26,700

Effective Date: 01/01/2019
Motion: Michael G. Musser, II
Seconded: Daryl Z. LeHew
Approved Motion: Michael L. Solomon
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 $11,800 To: $11,800
- Building $112,100 To: $112,100
- Total $123,900 To: $123,900

Effective Date: 01/01/2019

Motion: Michael G. Musser, III

Seconded: Daryl Z. LeHew

Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
10/16/2018

01:30 PM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  PA DEALS LLC
Location  1700 N 3RD ST
Docket Number  2018-000209
Municipality  CITY OF HARRISBURG
Parcel Number(s)  12-003-095-000-0000
Reason  Annual
Present Assessment  $106,100  Value Per Square Foot  $59.98
Land Use  R
Square Footage  1,769
Implied Market Value  $149,600  Value Per Square Foot  $84.59

Assessment Appeal Hearing Minutes

Present at Hearing: Zachary Wiest
Materials Presented: Lease

Recent Appraisal Amount:

Date of Appraisal:
Appraisal Prepared by:
Additional Notes: $825 rent, tenant pays utilities

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

Revised From:  
- Land  $16,300  To:  $16,300
- Building  $89,800  $29,800
- Total  $106,100  $46,100

Effective Date:  01/01/2019
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
10/16/2018

01:30 PM Hearing Location BOARD OF REVIEW ROOM
Owner(s) PA DEALS LLC
Location 1722 FULTON ST
Docket Number 2018-000210
Municipality CITY OF HARRISBURG
Parcel Number(s) 12-005-173-000-0000
Reason Annual
Present Assessment $96,300 Value Per Square Foot $72.95
Land Use R
Square Footage 1,320
Implied Market Value $135,800 Value Per Square Foot $102.90

Assessment Appeal Hearing Minutes

Present at Hearing: Zachary Wiest
Materials Presented: Lease

Recent Appraisal Amount:

Date of Appraisal:
Appraisal Prepared by:
Additional Notes: rent $795

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

Revised From:  
Land $12,500 To: $12,500
Building $83,800 $42,400
Total $96,300 $54,900

Effective Date: 01/01/2019
Motion: Michael G. Musser, II
Seconded: Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
10/16/2018  

01:30 PM  

Hearing Location: BOARD OF REVIEW ROOM  

Owner(s): 2013 CENTRAL PA REAL ESTATE FUND LLC  

Location: 615 S 26TH ST  

Docket Number: 2018-000211  

Municipality: CITY OF HARRISBURG  

Parcel Number(s): 13-073-004-000-0000  

Reason: Annual  

Present Assessment: $66,100  

Value Per Square Foot: $69.43  

Land Use: R  

Square Footage: 952  

Implied Market Value: $93,200  

Value Per Square Foot: $97.93  

Assessment Appeal Hearing Minutes  

Present at Hearing: Zachary Wiest  

Materials Presented: Lease  

Recent Appraisal Amount:  

Date of Appraisal:  

Appraisal Prepared by:  

Additional Notes: rent $815  

Board Decision:  

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

Revised From:  

Land: $10,300  

Building: $55,800  

Total: $66,100  

To:  

Land: $10,300  

Building: $34,000  

Total: $44,300  

Effective Date: 01/01/2019  

Motion: Michael G. Musser, II  

Seconded: Daryl Z. LeHew  

Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
10/16/2018

01:45 PM  Hearing Location: BOARD OF REVIEW ROOM
Owner(s): ESHELMAN MILTON H.
Location: 398 BACHMANVILLE RD
Docket Number: 2018-000212
Municipality: CONEWAGO TWP
Parcel Number(s): 22-004-008-000-0000
Reason: Annual

Present Assessment: $139,700
Value Per Square Foot: $40.58
Land Use: R
Square Footage: 3,443
Implied Market Value: $197,000
Value Per Square Foot: $57.23

Assessment Appeal Hearing Minutes

Present at Hearing: John Eshelman, Executor
Materials Presented: Short Certificate, Death Certificate, Appraisal

Recent Appraisal Amount: $48,000
Date of Appraisal: 12/01/2017
Appraisal Prepared by: Nelson Ebersole
Additional Notes:

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

Revised From:
- Land: $21,700 To: $21,700
- Building: $118,000 To: $47,400
- Total: $139,700 To: $69,100

Effective Date: 01/01/2019
Motion: Daryl Z. LeHew
Seconded: Michael L. Solomon
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
10/16/2018

02:00 PM  
Hearing Location: BOARD OF REVIEW ROOM
Owner(s): BURNS RICHARD C JR
Location: 523 ESHELMAN ST
Docket Number: 2018-000213
Municipality: HIGHSPIRE BORO
Parcel Number(s): 30-023-054-000-0000
Reason: Annual

Present Assessment: $112,300  
Value Per Square Foot: $67.57

Land Use: R
Square Footage: 1,662

Implied Market Value: $158,400  
Value Per Square Foot: $95.30

Assessment Appeal Hearing Minutes

Present at Hearing: Richard C Burns Jr
Materials Presented: Appraisal

Recent Appraisal Amount: $138,500
Date of Appraisal: 09/30/2018
Appraisal Prepared by: Richard Gibney

Additional Notes:

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

Revised From:  
Land: $17,800  
Building: $94,500  
Total: $112,300
To:  
Land: $17,800  
Building: $80,400  
Total: $98,200

Effective Date: 01/01/2019
Motion: Michael G. Musser, II
Seconded: Daryl Z. LeHew
Approved Motion: Michael L. Solomon