DAUPHIN COUNTY

BOARD OF ASSESSMENT APPEALS

OCTOBER 18, 2018

MINUTES

1) Meeting Convened – 8:30am

2) Approval of Minutes – October 16, 2018

3) Meeting Adjourned – 1:45pm

4) Those in Attendance – Michael Musser, Daryl LeHew, Michael Solomon, Jeff Engle, Esq, Steven Howe, Marianne Tadych
Approval of Minutes

October 16, 2018

Mr. LeHew made the motion to approve the minutes.
Mr. Solomon second and approved the motion.
Board of Assessment Appeals
Dauphin County
10/18/2018

08:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  TANA PROPERTIES LLC
Location  858 W CHOCOLATE AVE
Docket Number  2018-000151
Municipality  DERRY TWP
Parcel Number(s)  24-008-015-000-0000
Reason  Annual
Present Assessment  $341,000  Value Per Square Foot  $96.82
Land Use  C
Square Footage  3,522
Implied Market Value  $481,000  Value Per Square Foot  $136.56

Assessment Appeal Hearing Minutes

Present at Hearing: Kristin Lehman Elizabeth Richardson, Jim Rafferty

Materials Presented: Appraisal Report, POA

Recent Appraisal Amount: $260,000
Date of Appraisal: 10/08/2018
Appraisal Prepared by: Kristin M Lehman & Elizabeth Richardson

Additional Notes:

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- Withdrawn by Appellant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

Revised From:  
- Land  $305,700  To:  $239,800
- Building  $35,300  $10,000
- Total  $341,000  $249,800

Effective Date:  01/01/2019
Motion:  Michael L. Solomon
Seconded:  Daryl Z. LeHew
Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals
Dauphin County
10/18/2018

08:50 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  COLONIAL PARK MALL REALTY HOLDING LLC
Location  4300 JONESTOWN RD
Docket Number  2018-000214
Municipality  LOWER PAXTON TWP
Parcel Number(s)  35-037-004-000-0000
Reason  Annual
Present Assessment  $30,343,500  Value Per Square Foot  $79.75
Land Use  C
Square Footage  380,501
Implied Market Value  $42,797,600  Value Per Square Foot  $112.48

Assessment Appeal Hearing Minutes
Present at Hearing: Robert Hallinger, William Bender, Doug Bovard
Materials Presented: Appraisal

Recent Appraisal Amount: $15,500,000
Date of Appraisal: 09/07/2018
Appraisal Prepared by: William Bender
Additional Notes:

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□ Withdrawn by Appellant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

Revised From:

<table>
<thead>
<tr>
<th>Component</th>
<th>Land</th>
<th>To:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$8,741,800</td>
<td></td>
</tr>
<tr>
<td>Building</td>
<td>$21,601,700</td>
<td>$21,601,700</td>
</tr>
<tr>
<td>Total</td>
<td>$30,343,500</td>
<td>$30,343,500</td>
</tr>
</tbody>
</table>

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
10/18/2018

09:10 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  TRAIN HENRY D
Location  1465 COLONIAL RD
Docket Number  2018-000215
Municipality  LOWER PAXTON TWP
Parcel Number(s)  35-024-021-000-0000
Reason  Annual
Present Assessment  $297,500  Value Per Square Foot  $91.59
Land Use  R
Square Footage  3,248
Implied Market Value  $419,600  Value Per Square Foot  $129.19

Assessment Appeal Hearing Minutes

Present at Hearing:

Materials Presented: Letter from realtor, Appraisal, Deed, 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  $68,200  To:  $68,200
              Building  $229,300  $229,300
              Total  $297,500  $297,500

Effective Date:  01/01/2019
Motion:  Daryl Z. LeHew
Seconded:  Michael L. Solomon
Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
10/18/2018

09:25 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  CHINCHAR FRANCIS
Location  4052 SILVER CHARM  CT
Docket Number  2018-000216
Municipality  LOWER PAXTON TWP
Parcel Number(s)  35-024-216-000-0000
Reason  Annual
Present Assessment  $208,100  Value Per Square Foot  $113.22
Land Use  R
Square Footage  1,838
Implied Market Value  $293,500  Value Per Square Foot  $159.69

Assessment Appeal Hearing Minutes

Present at Hearing: Francis Chinchar
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  $39,200  To:  $39,200
  Building  $168,900  $153,300
  Total  $208,100  $192,500

Effective Date:  01/01/2019
Motion:  Daryl Z. LeHew
Seconded:  Michael L. Solomon
Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
10/18/2018

09:40 AM Hearing Location BOARD OF REVIEW ROOM
Owner(s) RICHARDS BRIAN S
Location 4032 SILVER CHARM CT
Docket Number 2018-000217
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-024-226-000-0000
Reason Annual
Present Assessment $194,200 Value Per Square Foot $121.38
Land Use R
Square Footage 1,600
Implied Market Value $273,900 Value Per Square Foot $171.19

Assessment Appeal Hearing Minutes

Present at Hearing: Sally Richards
Materials Presented: Blue print, HUD 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 $36,700 To: $36,700
Building $157,500 $144,200
Total $194,200 $180,900

Effective Date: 01/01/2019
Motion: Daryl Z. LeHew
Seconded: Michael L. Solomon
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
10/18/2018

09:55 AM Hearing Location BOARD OF REVIEW ROOM
Owner(s) WOLFE BRIIAN
Location 6602 RICHMOND CT
Docket Number 2018-000218
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-047-508-000-0000
Reason Annual
Present Assessment $272,700  Value Per Square Foot $89.38
Land Use R
Square Footage 3,051
Implied Market Value $384,600  Value Per Square Foot $126.07

Assessment Appeal Hearing Minutes

Present at Hearing: Brian Wolfe
Materials Presented: Exterior appraisal report

Recent Appraisal Amount: $330,000
Date of Appraisal: 05/01/2017
Appraisal Prepared by: Michael Ent

Additional Notes:

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

Revised From:  
Land $40,500 To: $40,500
Building $232,200 $213,300
Total $272,700 $253,800

Effective Date: 01/01/2019
Motion: Daryl Z. LeHew
Seconded: Michael L. Solomon
Approved Motion: Michael L. Solomon
10:10 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  ECKENROTH DANIEL PAUL
Location  4300 ENGLEWOOD AVE
Docket Number  2018-000219
Municipality  LOWER PAXTON TWP
Parcel Number(s)  35-059-070-000-0000
Reason  Annual
Present Assessment  $161,200  Value Per Square Foot  $69.27
Land Use  R
Square Footage  2,327
Implied Market Value  $227,400  Value Per Square Foot  $97.71

Assessment Appeal Hearing Minutes

Present at Hearing: Rebecca & Daniel Eckenroth
Materials Presented: Appraisal Report

Recent Appraisal Amount: $148,000
Date of Appraisal: 04/08/2017
Appraisal Prepared by: Sellars Appraisal

Additional Notes:

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

Revised From:  
- Land  $30,600  To:  $30,600
- Building  $130,600  $77,200
- Total  $161,200  $107,800

Effective Date:  01/01/2019
Motion:  Daryl Z. LeHew
Seconded:  Michael L. Solomon
Approved Motion: Michael G. Musser, II
10:25 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  FELTY ADRIENNE L
Location  6291 HARVEST FIELD LN
Docket Number  2018-000220
Municipality  LOWER PAXTON TWP
Parcel Number(s)  35-070-288-000-0000
Reason  Annual
Present Assessment  $292,400  Value Per Square Foot  $117.62
Land Use  R
Square Footage  2,486
Implied Market Value  $412,400  Value Per Square Foot  $165.89

Present at Hearing: Adrienne Felty
Materials Presented: Appraisal

Recent Appraisal Amount: $350,000
Date of Appraisal: 10/20/2017
Appraisal Prepared by: James Young

Additional Notes:

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

Revised From:  
Land  $64,200  To:  $64,200
Building  $228,200  $188,200
Total  $292,400  $252,400

Effective Date:  01/01/2019
Motion:  Daryl Z. LeHew
Seconded:  Michael L. Solomon
Approved Motion: Michael G. Musser, II
10:40 AM Hearing Location BOARD OF REVIEW ROOM
Owner(s) COLLiER BaRBarA A
Location 5608 TWiLtHiGH DR
Docket Number 2018-000221
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-070-298-000-0000
Reason Annual
Present Assessment $210,100 Value Per Square Foot $107.08
Land Use R
Square Footage 1,962
Implied Market Value $296,300 Value Per Square Foot $151.04

Assessment Appeal Hearing Minutes

Present at Hearing: Barbara Collier
Materials Presented: Photo, Deed, 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 $16,600 To:  $16,600
               Building $193,500 $140,100
               Total $210,100 $156,700

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
10/18/2018

10:55 AM Hearing Location BOARD OF REVIEW ROOM
Owner(s) PARKER WAVERLY
Location 6318 MAIDEN CREEK DR
Docket Number 2018-000222
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-072-178-000-0000
Reason Annual
Present Assessment $329,200 Value Per Square Foot $123.20
Land Use R
Square Footage 2,672
Implied Market Value $464,300 Value Per Square Foot $173.77

Assessment Appeal Hearing Minutes

Present at Hearing: Waverly N Parker, Jarrette Parker, Christy Hartwick

Materials Presented: Comparative Market Analysis

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 $81,900 To: $81,900
- Building $247,300 $188,900
- Total $329,200 $270,800

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  
10/18/2018

11:10 AM  
Hearing Location: BOARD OF REVIEW ROOM  
Owner(s): SCHWAB LINDA R TRUST  
Location: 2400 VIA TOSCANA  
Docket Number: 2018-000223  
Municipality: LOWER PAXTON TWP  
Parcel Number(s): 35-127-182-000-0000  
Reason: Annual  
Present Assessment: $525,200  
Value Per Square Foot: $208.00  
Land Use: R  
Square Footage: 2,525  
Implied Market Value: $740,800  
Value Per Square Foot: $293.37

Assessment Appeal Hearing Minutes

Present at Hearing: Stephen Rubin, Trustee

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 $112,500  
Building $412,700  
Total $525,200  
To: $112,500  
$263,600  
$376,100

Effective Date: 01/01/2019

Motion: Michael G. Musser, II

Seconded: Daryl Z. LeHew

Approved Motion: Michael L. Solomon
12:30 PM   Hearing Location   BOARD OF REVIEW ROOM
Owner(s)   SALVO FINUCCIA
Location   2670 GRACIE DR
Docket Number   2018-000224
Municipality   LOWER PAXTON TWP
Parcel Number(s)   35-127-208-000-0000
Reason   Annual
Present Assessment   $201,500   Value Per Square Foot   $113.84
Land Use   R
Square Footage   1,770
Implied Market Value   $284,200   Value Per Square Foot   $160.57

Assessment Appeal Hearing Minutes

Present at Hearing: Finuccia Salvo
Materials Presented: Comps, Appraisal

Recent Appraisal Amount: $225,000
Date of Appraisal: 06/26/2018
Appraisal Prepared by: Vicki L Wickwire

Additional Notes:

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

Revised From:  
Land   $40,700   To:   $40,700
Building   $160,800   $118,800
Total   $201,500   $159,500

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
10/18/2018

12:45 PM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  HAUSE RICHARD H
Location  2650 GRACIE DR
Docket Number  2018-000225
Municipality  LOWER PAXTON TWP
Parcel Number(s)  35-127-218-000-0000
Reason  Annual
Present Assessment  $217,500  Value Per Square Foot  $104.72
Land Use  R
Square Footage  2,077
Implied Market Value  $306,800  Value Per Square Foot  $147.70

Assessment Appeal Hearing Minutes

Present at Hearing: Richard Hause, William Clifford

Materials Presented: Appraisal

Recent Appraisal Amount: $233,000
Date of Appraisal: 12/14/2018
Appraisal Prepared by: Roland Johnson, SRA

Additional Notes:

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

Revised From:  
  Land  $40,700  To:  $40,700
  Building  $176,800  $124,500
  Total  $217,500  $165,200

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  
10/18/2018

01:00 PM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  BATTAGLINI KELLY C  
Location  9 HARVEY CIR  
Docket Number  2018-000189  
Municipality  SOUTH HANOVER TWP  
Parcel Number(s)  56-013-154-000-0000  
Reason  Annual  
Present Assessment  $429,800  Value Per Square Foot  $151.02  
Land Use  R  
Square Footage  2,846  
Implied Market Value  $606,200  Value Per Square Foot  $213.00

Assessment Appeal Hearing Minutes

Present at Hearing: Kelly Battaglini  
Materials Presented: Appraisal, Comps  
Recent Appraisal Amount: $510,000  
Date of Appraisal: 01/09/2018  
Appraisal Prepared by: Jeremy Knox  
Additional Notes:  

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

Revised From:  
Land  $113,400  To:  $113,400  
Building  $316,400  $248,200  
Total  $429,800  $361,600  

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  
10/18/2018

01:15 PM  

Hearing Location: BOARD OF REVIEW ROOM
Owner(s): BUSAREV DMYTRO
Location: 3204 ELMWOOD DR
Docket Number: 2018-000227
Municipality: SUSQUEHANNA TWP
Parcel Number(s): 62-051-043-000-0000
Reason: Annual
Present Assessment: $141,900  Value Per Square Foot: $91.43
Land Use: R
Square Footage: 1,552
Implied Market Value: $200,100  Value Per Square Foot: $128.96

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: $17,700  Building: $124,200  Total: $141,900  
To: $17,700  $124,200  $141,900

Effective Date: 01/01/2019
Motion: Michael L. Solomon
Seconded: Daryl Z. LeHew
Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals  
Dauphin County  
10/18/2018  

01:30 PM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  CAPLAN ROBERT E  
Location  4721 ROCK LEDGE DR  
Docket Number  2018-000228  
Municipality  SUSQUEHANNA TWP  
Parcel Number(s)  62-066-005-000-0000  
Reason  Annual  
Present Assessment  $457,600  
Value Per Square Foot  $91.21  
Land Use  R  
Square Footage  5,017  
Implied Market Value  $645,400  
Value Per Square Foot  $128.65  

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  $52,800  
Building  $404,800  
Total  $457,600  
To:  
Land  $52,800  
Building  $404,800  
Total  $457,600  

Effective Date:  01/01/2019  
Motion:  Daryl Z. LeHew  
Seconded:  Michael L. Solomon  
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
10/18/2018

01:45 PM  
Hearing Location  
BOARD OF REVIEW ROOM

Owner(s)  
WILLIAMS CLARKE ROBBIN

Location  
EDGEMONT RD

Docket Number  
2018-000229

Municipality  
SUSQUEHANNA TWP

Parcel Number(s)  
62-027-204-000-0000

Reason  
Annual

Present Assessment  
$10,700  
Value Per Square Foot  $10,700.00

Land Use  
R

Square Footage  
0

Implied Market Value  
$15,100  
Value Per Square Foot  $15,091.68

Assessment Appeal Hearing Minutes

Present at Hearing: Robbin Williams Clarke

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  $10,700  To:  $2,300

Building  $0  $0

Total  $10,700  $2,300

Effective Date:  01/01/2019

Motion:  Michael L. Solomon

Seconded:  Daryl Z. LeHew

Approved Motion: Daryl Z. LeHew
Board of Assessment Appeals  
Dauphin County  
10/18/2018

02:00 PM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  STILLWAGON DAVID A  
Location  1300 LAUREL POINT CIR  
Docket Number  2018-000231  
Municipality  SUSQUEHANNA TWP  
Parcel Number(s)  62-074-008-000-0000  
Reason  Annual  
Present Assessment  $274,900  Value Per Square Foot  $68.64  
Land Use  R  
Square Footage  4,005  
Implied Market Value  $387,700  Value Per Square Foot  $96.81

Assessment Appeal Hearing Minutes

Present at Hearing: Dave Stillwagon

Materials Presented: Deed, Commitment Letter, Photos, PSECU appraisal

Recent Appraisal Amount: $290,000

Date of Appraisal: 03/01/7018

Appraisal Prepared by: Julie Stoffers

Additional Notes:

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

Revised From:  
Land  $60,200  To:  $60,200
Building  $214,700  $155,800  
Total  $274,900  $216,000

Effective Date:  01/01/2019

Motion:  Michael L. Solomon

Seconded:  Daryl Z. LeHew

Approved Motion: Daryl Z. LeHew
Assessment Appeal Hearing Minutes

Present at Hearing: Dawson Spangler, Beth Good

Materials Presented: 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 $16,100 To: $16,100
- Building $50,100 To: $2,400
- Total $66,200 To: $18,500

Effective Date: 01/01/2019

Motion: Michael L. Solomon

Seconded: Daryl Z. LeHew

Approved Motion: Daryl Z. LeHew