DAUPHIN COUNTY

BOARD OF ASSESSMENT APPEALS

AUGUST 8, 2019

MINUTES

1) Meeting Convened – 8:50am

2) Approval of Minutes – May 14, 2019

3) Meeting Adjourned – 1:30pm

4) Those in Attendance – Michael Musser, Daryl LeHew, Michael Solomon, Jeff Engle, Esq, Steve Howe, Marianne Tadych
Dauphin County Board of Assessment Appeals
August 8, 2019

Approval of Minutes

May 14, 2019

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

Disabled Veteran Exemption

Crystal H Caraway
2447 N 4th Street
Harrisburg, PA 17110
10-039-085

Ms. Crystal H Caraway was approved by the Pennsylvania State Veterans’ Commission on April 15, 2019.
Mr. Boswell verified she does live there and own the property.
The exemption period is July 1, 2019 through June 30, 2024.

Beauregard Roach
2445 Brookwood Street
Harrisburg, PA 17104
13-065-008

Mr. Beauregard Roach was approved by the Pennsylvania State Veterans’ Commission on April 11, 2019.
Mr. Boswell verified he does live there and own the property.
The exemption period is July 1, 2019 through June 30, 2024.
Dauphin County Board of Assessment Appeals
August 8, 2019

Disabled Veteran Exemption

Theodore P Lewis
4125 Kimbers Road
Harrisburg, PA 17112
35-038-094

Mr. Theodore P Lewis was approved by the Pennsylvania State Veterans’ Commission on February 27, 2019.
Mr. Boswell verified he does live there and own the property.
The exemption period is July 1, 2019 through June 30, 2024.

William W Malcom
2338 Forest Hills Drive
Harrisburg, PA 17112
35-107-103

Mr. William W Malcom was approved by the Pennsylvania State Veterans’ Commission on March 18, 2019.
Mr. Boswell verified he does live there and own the property.
The exemption period is July 1, 2019 through June 30, 2024.

Gregory F Bucher Jr
551 Colony Dr
Middletown, PA 17057
36-009-366

Mr. Gregory F Bucher Jr was approved by the Pennsylvania State Veterans’ Commission on June 7, 2019.
Mr. Boswell verified he does live there and own the property.
The exemption period is July 1, 2019 through June 30, 2024.
Dauphin County Board of Assessment Appeals
August 8, 2019

Disabled Veteran Exemption

Gerald Predmore
907 Adelia Street
Middletown, PA  17057
42-029-066

Mr. Gerald Predmore was approved by the Pennsylvania State Veterans’ Commission on October 9, 2019.
Mr. Boswell verified he does live there and own the property.
The exemption period is January 1, 2019 through December 31, 2023.

John H Smith
2917 Duke Street
Harrisburg, PA  17111
47-004-002

Mr. John H Smith was approved by the Pennsylvania State Veterans’ Commission on March 25, 2019.
Mr. Boswell verified he does live there and own the property.
The exemption period is July 1, 2019 through June 30, 2024.

Cathy A Cohen
3517 North 2nd Street
Harrisburg, PA  17110
62-017-156

Ms. Kathy A Cohen was approved by the Pennsylvania State Veterans’ Commission on March 11, 2019.
Mr. Boswell verified she does live there and own the property.
The exemption period is July 1, 2019 through June 30, 2024.
Disabled Veteran Exemption

Wilhelmena Hills
3190 Sunnyside Svenue
Harrisburg, PA 17109
62-033-170

Ms. Wilhelmena Hills was approved by the Pennsylvania State Veterans’ Commission on February 26, 2019. 
Mr. Boswell verified she does live there and own the property.
The exemption period is July 1, 2019 through June 30, 2024.

Guy J Weaver
2485 State Route 209
Millersburg, PA 17061
65-027-087

Mr. Guy J Weaver was approved by the Pennsylvania State Veterans’ Commission on April 30, 2019.
Mr. Boswell verified he does live there and own the property.
The exemption period is July 1, 2019 through June 30, 2024.

Richard F Sullivan
7564 Morningstar Avenue
Harrisburg, PA 17112
68-031-121

Mr. Richard F Sullivan was approved by the Pennsylvania State Veterans’ Commission on June 4, 2018.
Mr. Boswell verified he does live there and own the property.
The exemption period is July 1, 2018 through June 30, 2023.
Disabled Veteran Exemption

Michael E Hammaker
159 Lenker Drive
Williamstown, PA 17098
72-002-110

Mr. Michael E Hammaker was approved by the Pennsylvania State Veterans’ Commission on May 1, 2019.
Mr. Boswell verified he does live there and own the property.
The exemption period is July 1, 2019 through June 30, 2024.

Catastrophic Loss

Stephen P Shannon
Kathleen C Shannon
120 Silver Lake Drive
Harrisburg, PA 17112
68-028-130

Stephen P & Kathleen C Shannon experienced a fire at 120 Silver Lake Drive on February 22, 2019.
Mr. Boswell verified that they do qualify for relief.
Pre-assessment $226,500; Post-assessment $104,900

Mr. Solomon made the motion to grant relief.
Mr. LeHew second the motion.
Mr. Musser approved the motion.
Dauphin County Board of Assessment Appeals
August 8, 2019

Exemption Request

Manada Conservancy
PO Box 25
Hummelstown, PA 17036
62-019-057

Manada Conservancy requests exemption on the parcel above, located on Crooked Hill Road in Susquehanna Township.

Mr. LeHew made the motion to grant exemption effective January 1, 2020.
Mr. Solomon second the motion.
Mr. Musser approved the motion.

Washington Township
185 Manors Road
Elizabethville, PA 17023
66-009-023
66-009-070
66-016-051
66-016-052

Exemption was requested for parcel 66-009-023 on September 6, 2018.
The attorney for Washington Township was informed that the Board deferred their decision due to insufficient information as to use.
On May 14, 2019, all parcels were presented to the Board requesting exemption with a letter from Washington Township explaining use.
A decision was deferred with a request for photos.
Photos were received on June 19, 2019.
Exemption effective date on parcel 66-009-023 is July 1, 2018.
Exemption effective date on the other above parcels is July 1, 2019.

Mr. LeHew made the motion to grant exemption.
Mr. Solomon second the motion.
Mr. Musser approved the motion.
Dauphin County Board of Assessment Appeals  
August 8, 2019

**Exemption Request**

**East Hanover Township**
8848 Jonestown Rd  
Grantville, PA  17028  
25-014-012

A deed transfer was made on July 8, 2019 from the VFW to East Hanover Twp. 
The parcel remains exempt.

Mr. LeHew made the motion to remain exempt.  
Mr. Solomon second the motion.  
Mr. Musser approved the motion.

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**Eshelman Pankake Wolfe #9639 VFW**
328 N Crawford Rd  
Grantville, PA  17028  
25-014-013  
25-014-074

A deed transfer was made on July 8, 2019 from East Hanover Twp to the VFW.  
Per statute, the parcel remains exempt.

Mr. LeHew made the motion to remain exempt.  
Mr. Solomon second the motion.  
Mr. Musser approved the motion.
Dauphin County Board of Assessment Appeals  
August 8, 2019

**Clean and Green**

Nicholas Mastrippolito  
Jason W Reckner  
3060 Berry Lane  
Harrisburg, PA  17112  
43-041-030

On May 14th, a decision on the clean and green roll back was deferred for more information.

Mr. Solomon made the motion to pay roll back and allow enrollment effective in 2020.  
Mr. LeHew second the motion.  
Mr. Musser approved the motion.

**Informational Purpose**

**Islamic Center Masjid Al-Sabereen**  
1403 S Cameron Street  
Harrisburg, PA  17104  
01-035-225

An exemption appeal hearing was held on October 23, 2018.  
Due to testimony that the 3rd floor was being used for housing, a decision was made to grant up to 2/3 exemption, subject to inspection by the tax assessor by the end of the year.  
The tax assessor tried unsuccessfullly, to contact the owner for inspection, until May of 2019.  
The tax assessor provided updated photos on Devnet.  
A letter was received on June 28, 2019 to be presented to the Board.  
2/3 Exemption granted effective January 1, 2019.

*Rental was added as a part of the apartment/multi-family appeal form*
Board of Assessment Appeals  
Dauphin County  
08/08/2019

08:50 AM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  GF CAPITAL REAL ESTATE FUND INVESTMENT VI LP  
Location  901 N 7TH ST  
Docket Number  2019-000024  
Municipality  CITY OF HARRISBURG  
Parcel Number(s)  07-102-022-000-0000  
Reason  Annual  
Present Assessment  $4,711,100  
Value Per Square Foot  $40.85  
Land Use  C  
Square Footage  115,317  
Implied Market Value  $7,105,700  
Value Per Square Foot  $61.62

Assessment Appeal Hearing Minutes

Present at Hearing: Mike Pykosh, Joel Hervitz
Materials Presented: Appraisal, POA

Recent Appraisal Amount: $3,000,000
Date of Appraisal: 07/26/2019
Appraisal Prepared by: Joel Hervitz / RSR Appraisers & Analysts
Additional Notes:

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

Revised From:  
- Land: $300,000  
- Building: $4,411,100  
- Total: $4,711,100  
To:  
- Land: $300,000  
- Building: $2,647,000  
- Total: $2,947,000

Effective Date: 01/01/2020
Motion: Michael L. Solomon
Seconded: Daryl Z. LeHew
Approved Motion: Michael G. Musser, II
Board of Assessment Appeals  
Dauphin County  
08/08/2019

<table>
<thead>
<tr>
<th>09:10 AM</th>
<th>Hearing Location</th>
<th>BOARD OF REVIEW ROOM</th>
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</thead>
<tbody>
<tr>
<td>Owner(s)</td>
<td>ZEMBO TEMPLE HARRISBURG</td>
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<tr>
<td>Location</td>
<td>2801 N 3RD ST</td>
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<tr>
<td>Docket Number</td>
<td>2019-000025</td>
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<tr>
<td>Municipality</td>
<td>CITY OF HARRISBURG</td>
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<tr>
<td>Parcel Number(s)</td>
<td>10-041-001-000-0000</td>
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<tr>
<td>Reason</td>
<td>Annual</td>
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<tr>
<td>Present Assessment</td>
<td>$615,000  Value Per Square Foot $9.82</td>
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<tr>
<td>Land Use</td>
<td>C</td>
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<tr>
<td>Square Footage</td>
<td>62,621</td>
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<tr>
<td>Implied Market Value</td>
<td>$927,600  Value Per Square Foot $14.81</td>
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Assessment Appeal Hearing Minutes

Present at Hearing: Bill Gladstone & Joe Rupe


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     | $250,100 | To:     | $106,300 |
| Building | $364,900 |         | $155,000 |
| Total    | $615,000 |         | $261,300 |

Effective Date: 01/01/2020

Motion:

Seconded:

Approved Motion:
Board of Assessment Appeals  
Dauphin County  
08/08/2019

09:10 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  ZEMBO TEMPLE OF HARRISBURG
Location  2800 N 3RD ST
Docket Number  2019-000026
Municipality  CITY OF HARRISBURG
Parcel Number(s)  10-048-001-000-0000
Reason  Annual

Present Assessment  $206,500  Value Per Square Foot  $206,500.00
Land Use  C
Square Footage  0
Implied Market Value  $311,500  Value Per Square Foot  $311,463.05

Assessment Appeal Hearing Minutes

Present at Hearing: Bill Gladstone & Joe Rupe

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  $188,100  To:  $79,900
Building  $18,400  $7,800
Total  $206,500  $87,700

Effective Date:  01/01/2020
Motion:  
Seconded:  
Approved Motion:
Board of Assessment Appeals
Dauphin County
08/08/2019

09:10 AM Hearing Location BOARD OF REVIEW ROOM
Owner(s) ZEMBO TEMPLE AANOMS
Location 2704 N 3RD ST
Docket Number 2019-000027
Municipality CITY OF HARRISBURG
Parcel Number(s) 10-049-001-000-0000
Reason Annual

Present Assessment $368,700 Value Per Square Foot $368,700.00
Land Use C
Square Footage 0
Implied Market Value $556,100 Value Per Square Foot $556,108.60

Assessment Appeal Hearing Minutes

Present at Hearing: Bill Gladstone & Joe Rupe


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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<td>Land</td>
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<td>Total</td>
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Effective Date: 01/01/2020

Motion:

Seconded:

Approved Motion:
Board of Assessment Appeals
Dauphin County
08/08/2019

09:10 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  ZEMBO TEMPLE AAONMS
Location  2700 N 3RD ST
Docket Number  2019-000028
Municipality  CITY OF HARRISBURG
Parcel Number(s)  10-049-002-000-0000
Reason  Annual
Present Assessment  $42,800  Value Per Square Foot  $42,800.00
Land Use  C
Square Footage  0
Implied Market Value  $64,600  Value Per Square Foot  $64,555.05

Assessment Appeal Hearing Minutes

Present at Hearing: Bill Gladstone & Joe Rupe


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  $37,700  To:  $16,000
Building  $5,100  $2,200
Total  $42,800  $18,200

Effective Date:  01/01/2020

Motion:

Seconded:

Approved Motion:
Board of Assessment Appeals
Dauphin County
08/08/2019

09:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  HARTZLER J ALEX
Location  2609 N FRONT ST
Docket Number  2019-000029
Municipality  CITY OF HARRISBURG
Parcel Number(s)  10-065-009-000-0000
Reason  Annual
Present Assessment  $209,200  Value Per Square Foot  $55.05
Land Use  C
Square Footage  3,800
Implied Market Value  $315,500  Value Per Square Foot  $83.04

Assessment Appeal Hearing Minutes

Present at Hearing: David Butcher, Alex Hartzler

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  $161,400  To:  $96,800
Building  $47,800  $29,100
Total  $209,200  $125,900

Effective Date:  01/01/2020
Motion:  Daryl Z. LeHew
Seconded:  Michael L. Solomon
Approved Motion: Michael G. Musser, II
Board of Assessment Appeals  
Dauphin County  
08/08/2019

09:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  HARTZLER J ALEX
Location  2405 N FRONT ST
Docket Number  2019-000030
Municipality  CITY OF HARRISBURG
Parcel Number(s)  10-067-020-000-0000
Reason  Annual
Present Assessment  $408,000  Value Per Square Foot  $61.76
Land Use  C
Square Footage  6,606
Implied Market Value  $615,400  Value Per Square Foot  $93.16

Assessment Appeal Hearing Minutes

Present at Hearing: David Butcher, Alex Hartzler

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  $126,900  To:  $41,900
Building  $281,100  $90,700
Total  $408,000  $132,600

Effective Date:  01/01/2020
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
08/08/2019

09:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  WCI PARTNERS LP
Location  2001 GREEN ST
Docket Number  2019-000031
Municipality  CITY OF HARRISBURG
Parcel Number(s)  11-002-075-000-0000
Reason  Annual
Present Assessment  $179,700  Value Per Square Foot  $73.65
Land Use  R
Square Footage  2,440
Implied Market Value  $271,000  Value Per Square Foot  $111.08

Assessment Appeal Hearing Minutes

Present at Hearing: David Butcher, Alex Hartzler

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:

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Effective Date:  01/01/2020
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
09:30 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  WCI PARTNERS LP
Location  1945 GREEN ST
Docket Number  2019-000032
Municipality  CITY OF HARRISBURG
Parcel Number(s)  11-008-060-000-0000
Reason  Annual
Present Assessment  $165,600  Value Per Square Foot  $71.69
Land Use  R
Square Footage  2,310
Implied Market Value  $249,800  Value Per Square Foot  $108.13

Assessment Appeal Hearing Minutes

Present at Hearing: David Butcher, Alex Hartzler
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  $11,100  To:  $11,100
Building  $164,500  $128,100
Total  $165,600  $139,200

Effective Date:  01/01/2020
Motion:  Michael G. Musser, II
Seconded:  Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
08/08/2019

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<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>
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<td>1937 GREEN ST</td>
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<td>$249,800</td>
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**Assessment Appeal Hearing Minutes**

Present at Hearing: David Butcher, Alex Hartzler

Materials Presented:

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:**  
- Land: $11,100  
- Building: $154,500  
- Total: $165,600

**To:**  
- Land: $11,100  
- Building: $128,100  
- Total: $139,200

**Effective Date:** 01/01/2020

**Motion:** Michael G. Musser, II

**Seconded:** Daryl Z. LeHew

Approved Motion: Michael L. Solomon
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<th>Time</th>
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<th>Docket Number</th>
<th>Municipality</th>
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<td>09:30 AM</td>
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<td>1927 GREEN ST</td>
<td>2019-000034</td>
<td>CITY OF HARRISBURG</td>
<td>11-008-069-000-0000</td>
<td>Annual</td>
<td>$165,600</td>
<td>R</td>
<td>2,310</td>
<td>$249,600</td>
<td>$71.69</td>
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**Assessment Appeal Hearing Minutes**

Present at Hearing: David Butcher, Alex Hartzler

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 $11,100 To: $11,100
Building $154,500 $128,100
Total $165,600 $139,200

Effective Date: 01/01/2020

Motion: Michael G. Musser, II

Seconded: Daryl Z. LeHew

Approved Motion: Michael L. Solomon
Board of Assessment Appeals
Dauphin County
08/08/2019

09:30 AM Hearing Location BOARD OF REVIEW ROOM
Owner(s) WCI PARTNERS LP
Location 222 MUENCH ST
Docket Number 2019-000035
Municipality CITY OF HARRISBURG
Parcel Number(s) 11-008-081-000-0000
Reason Annual

Present Assessment $137,100 Value Per Square Foot $70.45
Land Use R
Square Footage 1,946
Implied Market Value $206,800 Value Per Square Foot $106.26

Assessment Appeal Hearing Minutes

Present at Hearing: David Butcher, Alex Hartzler
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 $11,300 To: $11,300
Building $125,800 $101,400
Total $137,100 $112,700

Effective Date: 01/01/2020
Motion: Michael G. Musser, II
Seconded: Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
08/08/2019

10:00 AM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  HARRISBURG HERSHEY HOTEL LLC  
Location  604 STATION RD  
Docket Number  2019-000036  
Municipality  EAST HANOVER TWP  
Parcel Number(s)  25-007-027-000-0000  
Reason  Annual  
Present Assessment  $9,800,300  Value Per Square Foot  $63.45  
Land Use  C  
Square Footage  154,447  
Implied Market Value  $14,781,700  Value Per Square Foot  $95.71

Assessment Appeal Hearing Minutes

Present at Hearing: Joseph Partick O'Brien, Esq  
Materials Presented: HUD-1/Closing Document

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  $1,622,000  To:  $0  
Building  $8,178,300  $0  
Total  $9,800,300  

Effective Date:  01/01/2020  
Motion:  
Seconded:  
Approved Motion:
Board of Assessment Appeals  
Dauphin County  
08/08/2019

10:20 AM  
Hearing Location: BOARD OF REVIEW ROOM  
Owner(s): S&S BROTHERS LLC  
Location: 301 -315 N 2ND ST  
Docket Number: 2019-000039  
Municipality: HIGHSPIRE BORO  
Parcel Number(s): 30-018-013-000-0000  
Reason: Annual  
Present Assessment: $425,400  
Value Per Square Foot: $59.08  
Land Use: C  
Square Footage: 7,200  
Implied Market Value: $641,600  
Value Per Square Foot: $89.12

Assessment Appeal Hearing Minutes

Present at Hearing: George Clauser, Devang Patel

Materials Presented: Appraisal

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes:

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

Revised From:  
- Land: $88,100  
- Building: $337,300  
- Total: $425,400

To:  
- $88,100  
- $193,700  
- $281,800

Effective Date: 01/01/2020

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)  CRUMS MILL ROAD LP
Location  4000 CRUMS MILL RD
Docket Number  2019-000040
Municipality  LOWER PAXTON TWP
Parcel Number(s)  35-039-003-000-0000
Reason  Annual
Present Assessment  $10,378,200  Value Per Square Foot  $136.41
Land Use  C
Square Footage  76,080
Implied Market Value  $15,653,400  Value Per Square Foot  $205.75

Assessment Appeal Hearing Minutes

Present at Hearing: Mark DiSanto, Zach Yearich

Materials Presented: 2019 operating budget, 2018 historical income & expense statement, comparable sales, appraisal, appraisal summary

Recent Appraisal Amount: $10,500,000
Date of Appraisal: 08/07/2019
Appraisal Prepared by: JSR Appraisal Group Inc

Additional Notes:

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

Revised From:  
- Land  $664,800  To:  $664,800
- Building  $9,713,400  $7,506,700
- Total  $10,378,200  $8,171,500

Effective Date:  01/01/2020
Motion:  Michael L. Solomon
Seconded:  Daryl Z. LeHew
Approved Motion: Michael G. Musser, II
11:00 AM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  220 ASSOCIATES
Location  4700 UNION DEPOSIT RD
Docket Number  2019-000041
Municipality  LOWER PAXTON TWP
Parcel Number(s)  35-067-086-000-0000
Reason  Annual
Present Assessment  $273,900  Value Per Square Foot  $148.05
Land Use  C
Square Footage  1,850
Implied Market Value  $413,100  Value Per Square Foot  $223.31

Assessment Appeal Hearing Minutes

Present at Hearing: Yoke Tan, Angel Corbin
Materials Presented: Appraisal, agreement of sale

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: 01/01/2020

Motion: Michael G. Musser, II
Seconded: Daryl Z. LeHew
Approved Motion: Michael L. Solomon
Board of Assessment Appeals  
Dauphin County  
08/08/2019

12:30 PM  Hearing Location  BOARD OF REVIEW ROOM  
Owner(s)  COLFIN 2019 21 INDUSTRIAL OWNER LLC  
Location  600 HUNTER LN  
Docket Number  2019-000042  
Municipality  LOWER SWATARA TWP  
Parcel Number(s)  36-013-105-000-0000  
Reason  Annual  
Present Assessment  $5,337,800  Value Per Square Foot  $24.90  
Land Use  C  
Square Footage  214,400  
Implied Market Value  $8,051,000  Value Per Square Foot  $37.55  

Assessment Appeal Hearing Minutes

Present at Hearing: Robert Hallinger, Kay Mann  
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  $1,621,400  To:  $1,621,400  
Building  $3,716,400  $3,716,400  
Total  $5,337,800  $5,337,800

Effective Date:  01/01/2020  
Motion:  Michael L. Solomon  
Seconded:  Daryl Z. LeHew  
Approved Motion: Michael G. Musser, II
Board of Assessment Appeals
Dauphin County
08/08/2019

12:30 PM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  COLFIN 2019 21 INDUSTRIAL OWNER LLC
Location  CAPITOL BUISNESS CEN
Docket Number  2019-000043
Municipality  LOWER SWATARA TWP
Parcel Number(s)  36-013-139-000-0000
Reason  Annual
Present Assessment  $28,179,900  Value Per Square Foot  $79.18
Land Use  C
Square Footage  355,890
Implied Market Value  $42,503,600  Value Per Square Foot  $119.43

Assessment Appeal Hearing Minutes

Present at Hearing: Kay Mann, Robert Hallinger
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  $6,048,100  To:  $6,048,100
Building  $22,131,800  $22,131,800
Total  $28,179,900  $28,179,900

Effective Date:  01/01/2020
Motion:  Michael L. Solomon
Seconded:  Daryl Z. LeHew
Approved Motion: Michael G. Musser, II
Board of Assessment Appeals
Dauphin County
08/08/2019

12:30 PM  Hearing Location  BOARD OF REVIEW ROOM
Owner(s)  COLFIN 2019 21 INDUSTRIAL OWNER LLC
Location  300 HUNTER LN
Docket Number  2019-000044
Municipality  LOWER SWATARA TWP
Parcel Number(s)  36-013-141-000-0000
Reason  Annual
Present Assessment  $7,345,800  Value Per Square Foot  $22.96
Land Use  C
Square Footage  320,000
Implied Market Value  $11,079,600  Value Per Square Foot  $34.62

Assessment Appeal Hearing Minutes

Present at Hearing: Kay Mann, Robert Hallinger
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  $1,838,100  To:  $1,838,100
  Building  $5,507,700  $5,507,700
  Total  $7,345,800  $7,345,800

Effective Date:  01/01/2020
Motion:  Michael L. Solomon
Seconded:  Daryl Z. LeHew
Approved Motion: Michael G. Musser, II
12:50 PM  Hearing Location: BOARD OF REVIEW ROOM
Owner(s): W & J ASSOCIATES LLC
Location: 1 S FRONT ST
Docket Number: 2019-000047
Municipality: STEELTON BORO
Parcel Number(s): 59-018-016-000-0000
Reason: Annual
Present Assessment: $160,600  Value Per Square Foot: $18.96
Land Use: C
Square Footage: 8,469
Implied Market Value: $242,200  Value Per Square Foot: $28.60

Assessment Appeal Hearing Minutes

Present at Hearing: Evan Zhang, Wen Qin Zhang

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:

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Effective Date: 01/01/2020

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

Approved Motion: Michael G. Mussert, II
Board of Assessment Appeals  
Dauphin County  
08/08/2019

01:10 PM Hearing Location BOARD OF REVIEW ROOM  
Owner(s) GOLDSMITH ENTERPRISE FAMILY LIMITED PARTNER  
Location 3400 N 6TH ST  
Docket Number 2019-000045  
Municipality SUSQUEHANNA TWP  
Parcel Number(s) 62-018-076-000-0000  
Reason Annual  
Present Assessment $344,100  
Land Use C  
Square Footage 5,700  
Implied Market Value $519,000  

Assessment Appeal Hearing Minutes

Present at Hearing: Davy Goldsmith, Charles Freedman  

Recent Appraisal Amount: $300,000  
Date of Appraisal: 05/15/2019  
Appraisal Prepared by: Charles Freedman  
Additional Notes: Michael Solomon recuse self

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

Revised From:  
Land $64,700  
Building $279,400  
Total $344,100  
To:  
Land $64,700  
Building $134,200  
Total $198,900

Effective Date: 01/01/2020  
Motion: Daryl Z. LeHew  
Seconded: Michael G. Musser, II  
Approved Motion: Michael G. Musser, II