

Dauphin County Board of Assessment Appeals

Approval of Minutes

DAUPHIN COUNTY BOARD OF ASSESSMENT APPEALS

PUBLIC MEETING & HEARINGS

DAUPHIN COUNTY ADMINISTRATION BUILDING
2 SOUTH 2ND STREET, 4TH FLOOR HEARING ROOM
HARRISBURG, PENNSYLVANIA

DATE:09/04/2025

TIME: 8:30 am

MINUTES

- I. CALL TO ORDER –Mr. Solomon called the meeting to order at 8:31 am
- II. MOMENT OF SILENCE
- III. PLEDGE OF ALLEGIANCE – Mr. Solomon led the Pledge of Allegiance.
- IV. ROLL CALL –
 - 1) BOAA Members in Attendance –
 - a. Chairman: Michael Solomon
 - b. Vice Chairman: Brian Hudson Jr.
 - c. Secretary: Steven McHale

OTHERS IN ATTENDANCE -

- 2) BOAA Solicitor -
 - a. Joe Kerwin
 - b. Jack Kerwin
- 3) Assessment Office –
 - a. Director: Gregory Daylor
 - b. Administrative Assistant: Aryersa Melendez
 - c. Assessor(s): Mike Zito, Jon Stupak
- 4) School District – Latoya Winfield. Kay Mann
- 5) Municipality –
- 6) Invited Guests –

V. APPROVAL OF MINUTES –A motion by Mr. Solomon to approve minutes of

VI.

[8/5/2025]

. BOAA approval of minutes was seconded by Mr. Hudson unanimously approved.

VII. OTHER MATTERS REQUIRING BOARD ACTION

VIII. PUBLIC PARTICIPATION

b.

IX. ASSESSMENT APPEALS

X. BOARD MEMBER COMMENTS/DISCUSSION – Mr. ___N/A___ thanked staff for the day-to-day efforts and support of the Board. Mr. ___N/A____. Mr. _____ echoed the comments of _____ and Mr. _____.

XI. CORRESPONDENCE (OTHER BUSINESS NOT REQUIRING BOARD ACTION)

a.

b.

XII. ADJOURNMENT – Motion by Mr. Solomon by Mr. McHale adjourned the meeting at 2:42pm

Respectfully submitted,

Aryersa Melendez-Pabon
BOAA Secretary

DAUPHIN COUNTY BOARD OF ASSESSMENT APPEALS

PUBLIC MEETING & HEARINGS

August 5, 2025

Approval of Minutes

August 5, 2025

Mr. Solomon made a motion to approve the minutes.

Mr. Hudson seconded the motion to approve.

Mr. McHale approved the motion.

DAUPHIN COUNTY BOARD OF ASSESSMENT APPEALS

PUBLIC MEETING & HEARINGS

September 4, 2025

Veteran Exempt

**Justin R Williams
4434 Venus Ave
Harrisburg, PA 17112
35-009-139**

Mr. Williams was approved by the Pennsylvania State Veterans' Commission on August 4, 2025. Mr. Zito Verified he does live there and owns the property.

The Exemption period is January 1, 2026, through December 31, 2030.

Mr. Hudson made the motion to approve all Veterans Exemption.

Mr. McHale second the motion.

Mr. Solomon approved the motion.

DAUPHIN COUNTY BOARD OF ASSESSMENT APPEALS
PUBLIC MEETING & HEARINGS
September 4, 2025

Veteran Exempt

Constance J Steach
4914 Gander Ct
Harrisburg, PA 17112
35-027-100

Mr. Steach was approved by the Pennsylvania State Veterans' Commission on June 5, 2025. Mr. Zito Verified he does live there and owns the property.
The Exemption period is July 1, 2025, through June 30, 2030.

Mr. Hudson made the motion to approve all Veterans Exemption.
Mr. McHale second the motion.
Mr. Solomon approved the motion.

Holly F Simmers
247 North St
Lykens, PA 17048
38-001-012

Mr. Simmers was approved by the Pennsylvania State Veterans' Commission on July 16, 2025. Mr. Zito Verified he does live there and owns the property.
The Exemption period is January 1, 2026, through December 31, 2030.

Mr. Hudson made the motion to approve all Veterans Exemption.
Mr. McHale second the motion.
Mr. Solomon approved the motion.

**DAUPHIN COUNTY BOARD OF ASSESSMENT APPEALS
PUBLIC MEETING & HEARINGS
September 4, 2025**

Veteran Exempt

**Roni Sullivan
530 Laurel Ave
Middletown, PA 17057
42-029-063**

Mr. Sullivan was approved by the Pennsylvania State Veterans' Commission on July 25, 2025. Mr. Zito Verified he does live there and owns the property.

The Exemption period is January 1, 2026, through December 31, 2030.

**Mr. Hudson made the motion to approve all Veterans Exemption.
Mr. McHale second the motion.
Mr. Solomon approved the motion.**

**Barry E Turns
1208 Blue Ridge Rd
Harrisburg, PA 17110
62-009-082**

Mr. Turns was approved by the Pennsylvania State Veterans' Commission on August 4, 2025. Mr. Zito Verified he does live there and owns the property.

The Exemption period is January 1, 2026, through December 31, 2030.

**Mr. Hudson made the motion to approve all Veterans Exemption.
Mr. McHale second the motion.
Mr. Solomon approved the motion.**

**Ryan B Jeffries
3907 Greenwood Blvd
Harrisburg, PA 17109
62-036-053**

Mr. Jeffries was approved by the Pennsylvania State Veterans' Commission on July 10, 2025. Mr. Zito Verified he does live there and owns the property.

The Exemption period is January 1, 2026, through December 31, 2030.

**Mr. Hudson made the motion to approve all Veterans Exemption.
Mr. McHale second the motion.
Mr. Solomon approved the motion.**

**DAUPHIN COUNTY BOARD OF ASSESSMENT APPEALS
PUBLIC MEETING & HEARINGS
September 4, 2025**

Veteran Exempt

**Brian A Shrawder
980 Margo Ln
Millersburg, Pa 17061
65-022-114**

Mr. Shrawder was approved by the Pennsylvania State Veterans' Commission on August 11, 2025. Mr. Zito Verified he does live there and owns the property.

The Exemption period is January 1, 2026, through December 31, 2030.

**Mr. Hudson made the motion to approve all Veterans Exemption.
Mr. McHale second the motion.
Mr. Solomon approved the motion.**

**Nancy R O Neil
3612 Canterbury Rd
Harrisburg, PA 17109
62-050-039**

Mr. Shrawder was approved by the Pennsylvania State Veterans' Commission on August 11, 2025. Mr. Zito Verified he does live there and owns the property.

The Exemption period is January 1, 2026, through December 31, 2030.

**Mr. Hudson made the motion to approve all Veterans Exemption.
Mr. McHale second the motion.
Mr. Solomon approved the motion.**

**Denise Fraley-Rivera
600 Yale St, Unit 1404
Harrisburg, PA 17111
63-024-262**

Mr. Fraley-Rivera was approved by the Pennsylvania State Veterans' Commission on June 13, 2025. Mr. Zito Verified he does live there and owns the property.

The Exemption period is July 1, 2025, through June 30, 2030.

**Mr. Hudson made the motion to approve all Veterans Exemption.
Mr. McHale second the motion.
Mr. Solomon approved the motion.**

DAUPHIN COUNTY BOARD OF ASSESSMENT APPEALS
PUBLIC MEETING & HEARINGS
September 4, 2025

Exemption Request

**Hummelstown Borough
120 N Duke St & N Duke St
31-015-007, 31-015-008**

The Borough of Hummelstown is requesting exemption status for both parcels. Both properties were purchased to provide office and yard space for their public works department.

**Mr. Hudson made the motion to approve exemption.
Mr. McHale seconded the motion.
Mr. Solomon approved the motion.**

**Lower Swatara Township
Stoner Dr
36-018-145**

This property is part of a right-of-way that was dedicated to the township in 2022. As a township property serving a public need, the property is both immune and exempt from taxation.

**Mr. Hudson made the motion to approve exemption.
Mr. McHale seconded the motion.
Mr. Solomon approved the motion.**

**Borough of Middletown
Lincoln St & 398 Lawrence St
40-004-048, 40-005-002**

It appears that the borough is requesting exempt status for parcel 40-004-048. This parcel was created out of the parent parcel which is 40-005-002 which is currently exempt. Both properties are being used for exempt purposes.

**Mr. Hudson made the motion to approve exemption.
Mr. McHale seconded the motion.
Mr. Solomon approved the motion.**

DAUPHIN COUNTY BOARD OF ASSESSMENT APPEALS
PUBLIC MEETING & HEARINGS
September 4, 2025

Decision Needed

Gregory Koppenhaver
South Of Isle of Q Rd
65-036-067

Mr. Koppenhaver came in for a hearing on August 5th, 2025. The board made the motion to defer the decision until additional information was submitted to support the owner's claim for a value change.

Mr. McHale made the motion to defer decision.
Mr. Solomon seconded the motion.
Mr. Hudson approved the motion.

-9/04/2025

Board of Assessment Appeals

Dauphin County

09/04/2025

08:30 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) WAGONER EDWARD
Location 6512 WINDMERE RD
Docket Number 2025-000091
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-047-219-000-0000
Reason Annual
Present Assessment \$372,500 **Value Per Square Foot** \$88.61
Land Use R
Square Footage 4,204
Implied Market Value \$922,000 **Value Per Square Foot** \$219.32

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$785,000

Date of Appraisal: 05/09/2025

Appraisal Prepared by: JOELA HILES PA CERT RES/ H APPRAISALS INC

Additional Notes: No recent sales.

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

Revised From:	Land	\$52,600	To:	\$52,600
	Building	\$319,900		\$281,500
	Total	\$372,500		\$334,100

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

08:40 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) CARLSON WILLIAM A
Location 1616 COPPERSTONE RD
Docket Number 2025-000092
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-066-090-000-0000
Reason Annual
Present Assessment \$286,600 **Value Per Square Foot** \$125.76
Land Use R
Square Footage 2,279
Implied Market Value \$709,400 **Value Per Square Foot** \$311.28

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$560,000

Date of Appraisal: 05/12/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes: 2015 purchased,

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

Revised From:	Land	\$36,900	To:	\$36,900
	Building	\$249,700		\$207,100
	Total	\$286,600		\$244,000

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

08:50 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) D ALESSANDRO JOSEPH ANDREW
Location 105 SHETLAND DR
Docket Number 2025-000093
Municipality SOUTH HANOVER TWP
Parcel Number(s) 56-004-005-000-0000
Reason Annual
Present Assessment \$364,100 **Value Per Square Foot** \$127.93
Land Use R
Square Footage 2,846
Implied Market Value \$901,200 **Value Per Square Foot** \$316.67

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: appraisal Report

Recent Appraisal Amount: \$685,000

Date of Appraisal: 04/30/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$35,300	To:	\$35,300
	Building	\$328,800		\$328,800
	Total	\$364,100		\$364,100

Effective Date: 09/04/2025

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

09:00 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) HAMM DARRYL R
Location 7023 KENDALE DR L16
Docket Number 2025-000094
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-072-253-000-0000
Reason Annual
Present Assessment \$256,200 **Value Per Square Foot** \$113.46
Land Use R
Square Footage 2,258
Implied Market Value \$634,200 **Value Per Square Foot** \$280.85

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appriasal Report

Recent Appraisal Amount: \$475,000

Date of Appraisal: 05/06/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$50,100	To:	\$50,100
	Building	\$206,100		\$144,200
	Total	\$256,200		\$194,300

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

09:10 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) BOYER MICHAEL A
Location 6288 HARVEST FIELD LN
Docket Number 2025-000095
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-070-284-000-0000
Reason Annual
Present Assessment \$384,100 **Value Per Square Foot** \$100.50
Land Use R
Square Footage 3,822
Implied Market Value \$950,700 **Value Per Square Foot** \$248.76

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$655,000

Date of Appraisal: 05/21/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes: No recent sales.

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

Revised From:	Land	\$71,700	To:	\$71,700
	Building	\$312,400		\$245,200
	Total	\$384,100		\$316,900

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

09:20 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) SHMONOV ALEXANDER N
Location 6441 MCCORMICK LN
Docket Number 2025-000096
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-066-318-000-0000
Reason Annual
Present Assessment \$405,700 **Value Per Square Foot** \$108.42
Land Use R
Square Footage 3,742
Implied Market Value \$1,004,200 **Value Per Square Foot** \$268.36

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appriaisal Report

Recent Appraisal Amount: \$675,000

Date of Appraisal: 05/09/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$74,600	To:	\$74,600
	Building	\$331,100		\$261,500
	Total	\$405,700		\$336,100

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

09:30 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) NOSS ROBERT J
Location 1700 FOX HUNT LN
Docket Number 2025-000097
Municipality SUSQUEHANNA TWP
Parcel Number(s) 62-055-011-000-0000
Reason Annual
Present Assessment \$251,000 **Value Per Square Foot** \$79.43
Land Use R
Square Footage 3,160
Implied Market Value \$621,300 **Value Per Square Foot** \$196.61

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal report

Recent Appraisal Amount: \$460,000

Date of Appraisal: 04/30/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$41,200	To:	\$41,200
	Building	\$209,800		\$150,700
	Total	\$251,000		\$191,900

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

09:40 AM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) RAFALKO MARTIN T

Location 800 MANADA GAP RD

Docket Number 2025-000138

Municipality EAST HANOVER TWP

Parcel Number(s) 25-010-077-000-0000

Reason Annual

Present Assessment \$249,100 **Value Per Square Foot** \$118.06

Land Use F

Square Footage 2,110

Implied Market Value \$616,600 **Value Per Square Foot** \$292.22

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: COMPS, Agreement,

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	\$29,400	To:	\$29,400
	Building	\$219,700		\$205,300
	Total	\$249,100		\$234,700

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

09:45 AM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) SHIVE SCOTT

Location 6003 PATRIOT RD

Docket Number 2025-000139

Municipality LOWER PAXTON TWP

Parcel Number(s) 35-070-648-000-0000

Reason Annual

Present Assessment \$171,100 **Value Per Square Foot** \$127.12

Land Use F

Square Footage 1,346

Implied Market Value \$423,500 **Value Per Square Foot** \$314.65

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: COMPS, Agreement.

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	\$29,600	To:	\$29,600
	Building	\$141,500		\$128,800
	Total	\$171,100		\$158,400

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

09:50 AM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) COPE MELANIE L

Location 2136 RED FOX DR

Docket Number 2025-000141

Municipality DERRY TWP

Parcel Number(s) 24-096-032-000-0000

Reason Annual

Present Assessment \$171,600 **Value Per Square Foot** \$78.72

Land Use R

Square Footage 2,180

Implied Market Value \$424,800 **Value Per Square Foot** \$194.84

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: COMPS, Agreement,

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	\$27,700	To:	\$27,700
	Building	\$143,900		\$127,800
	Total	\$171,600		\$155,500

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

09:55 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) SPEAKMAN WILLIAM H III
Location 4327 OUTERBRIDGE CROSSING
Docket Number 2025-000142
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-131-044-000-0000
Reason Annual
Present Assessment \$247,900 **Value Per Square Foot** \$86.26
Land Use R
Square Footage 2,874
Implied Market Value \$613,600 **Value Per Square Foot** \$213.51

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: COMPS, Agreement,

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	\$17,600	To:	\$17,600
	Building	\$230,300		\$169,500
	Total	\$247,900		\$187,100

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

10:00 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) REBUCK MATTHEW J
Location 3916 SEATTLE SLEW DR
Docket Number 2025-000144
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-024-242-000-0000
Reason Annual
Present Assessment \$249,300 **Value Per Square Foot** \$154.65
Land Use F
Square Footage 1,612
Implied Market Value \$617,100 **Value Per Square Foot** \$382.80

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: COMPS, agreement

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	\$55,300	To:	\$55,300
	Building	\$194,000		\$165,700
	Total	\$249,300		\$221,000

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

10:05 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) MORGRET WILLIAM S
Location 318 BAUMGARDNER DR
Docket Number 2025-000145
Municipality WEST HANOVER TWP
Parcel Number(s) 68-047-169-000-0000
Reason Annual
Present Assessment \$236,900 **Value Per Square Foot** \$103.36
Land Use R
Square Footage 2,292
Implied Market Value \$586,400 **Value Per Square Foot** \$255.84

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Comps, Agreement

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	\$29,300	To:	\$29,300
	Building	\$207,600		\$158,600
	Total	\$236,900		\$187,900

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

10:10 AM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) HUTNIK ANDREW J

Location 2031 LAURA LN

Docket Number 2025-000146

Municipality LOWER PAXTON TWP

Parcel Number(s) 35-123-072-000-0000

Reason Annual

Present Assessment \$224,600 **Value Per Square Foot** \$90.60

Land Use R

Square Footage 2,479

Implied Market Value \$555,900 **Value Per Square Foot** \$224.26

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Comps, Agreement

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: 2.5 Bath, Purchased back in 2012.

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

Revised From:	Land	\$39,500	To:	\$39,500
	Building	\$185,100		\$158,100
	Total	\$224,600		\$197,600

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

10:15 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) PINTARCH PAUL D
Location 2122 CAREY WY
Docket Number 2025-000147
Municipality DERRY TWP
Parcel Number(s) 24-095-022-000-0000
Reason Annual
Present Assessment \$290,700 **Value Per Square Foot** \$91.79
Land Use R
Square Footage 3,167
Implied Market Value \$719,600 **Value Per Square Foot** \$227.20

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Comps, agreement,

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	\$48,100	To:	\$48,100
	Building	\$242,600		\$192,300
	Total	\$290,700		\$240,400

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

10:20 AM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) MILLER TONIECE Y

Location 531 N 36TH ST

Docket Number 2025-000148

Municipality SUSQUEHANNA TWP

Parcel Number(s) 62-025-012-000-0000

Reason Annual

Present Assessment \$227,900 **Value Per Square Foot** \$94.49

Land Use R

Square Footage 2,412

Implied Market Value \$564,100 **Value Per Square Foot** \$233.88

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Comps, Agreement

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	\$20,100	To:	\$20,100
	Building	\$207,800		\$171,800
	Total	\$227,900		\$191,900

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

10:25 AM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) LUC PHONG

Location 4022 THICKET LN

Docket Number 2025-000149

Municipality LOWER PAXTON TWP

Parcel Number(s) 35-123-054-000-0000

Reason Annual

Present Assessment \$254,300 **Value Per Square Foot** \$98.03

Land Use R

Square Footage 2,594

Implied Market Value \$629,500 **Value Per Square Foot** \$242.66

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Comps, Agreement,

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	\$34,400	To:	\$34,400
	Building	\$219,900		\$168,800
	Total	\$254,300		\$203,200

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

10:30 AM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) KHAN MOHAMMAD ARIF

Location 2314 SCARBOROUGH dr

Docket Number 2025-000150

Municipality LOWER PAXTON TWP

Parcel Number(s) 35-107-240-000-0000

Reason Annual

Present Assessment \$400,100 **Value Per Square Foot** \$88.83

Land Use R

Square Footage 4,504

Implied Market Value \$990,300 **Value Per Square Foot** \$219.88

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Comps, Agreement

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	\$43,700	To:	\$43,700
	Building	\$356,400		\$309,400
	Total	\$400,100		\$353,100

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

10:40 AM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) EULISS RICHARD D

Location 5996 CAMDEN DR

Docket Number 2025-000098

Municipality LOWER PAXTON TWP

Parcel Number(s) 35-130-086-000-0000

Reason Annual

Present Assessment \$254,900 **Value Per Square Foot** \$95.79

Land Use R

Square Footage 2,661

Implied Market Value \$630,900 **Value Per Square Foot** \$237.11

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$525,000

Date of Appraisal: 05/20/2022

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$54,700	To:	\$54,700
	Building	\$200,200		\$163,900
	Total	\$254,900		\$218,600

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

10:50 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) HORN ANGELA B
Location 7090 CREEK CROSSING DR
Docket Number 2025-000099
Municipality SWATARA TWP
Parcel Number(s) 63-018-162-000-0000
Reason Annual
Present Assessment \$282,200 **Value Per Square Foot** \$110.15
Land Use R
Square Footage 2,562
Implied Market Value \$698,500 **Value Per Square Foot** \$272.64

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$520,000

Date of Appraisal: 05/05/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$24,100	To:	\$24,100
	Building	\$258,100		\$190,400
	Total	\$282,200		\$214,500

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

11:00 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) WATSON ROBERT C
Location 7955 RABBIT LN
Docket Number 2025-000100
Municipality WEST HANOVER TWP
Parcel Number(s) 68-020-061-000-0000
Reason Annual
Present Assessment \$413,900 **Value Per Square Foot** \$114.40
Land Use R
Square Footage 3,618
Implied Market Value \$1,024,500 **Value Per Square Foot** \$283.17

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$630,000

Date of Appraisal: 05/13/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$19,500	To:	\$19,500
	Building	\$394,400		\$317,800
	Total	\$413,900		\$337,300

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

11:10 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) DONALDSON JON M
Location 129 LENTZ DR
Docket Number 2025-000101
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-126-099-000-0000
Reason Annual
Present Assessment \$322,500 **Value Per Square Foot** \$124.95
Land Use R
Square Footage 2,581
Implied Market Value \$798,300 **Value Per Square Foot** \$309.29

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$525,000

Date of Appraisal: 05/05/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$55,900	To:	\$55,900
	Building	\$266,600		\$178,000
	Total	\$322,500		\$233,900

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

11:20 AM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) DURF CHRISTOPHER V

Location 4508 FARGREEN RD

Docket Number 2025-000102

Municipality SUSQUEHANNA TWP

Parcel Number(s) 62-074-033-000-0000

Reason Annual

Present Assessment \$284,600 **Value Per Square Foot** \$96.84

Land Use R

Square Footage 2,939

Implied Market Value \$704,500 **Value Per Square Foot** \$239.69

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appriasal Report

Recent Appraisal Amount: \$590,000

Date of Appraisal: 05/21/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$42,400	To:	\$42,400
	Building	\$242,200		\$204,000
	Total	\$284,600		\$246,400

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

11:30 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) PERKINS JOSEPH
Location 651 OLDE VENTURA FARM RD
Docket Number 2025-000103
Municipality DERRY TWP
Parcel Number(s) 24-056-239-000-0000
Reason Annual
Present Assessment \$646,400 **Value Per Square Foot** \$183.53
Land Use R
Square Footage 3,522
Implied Market Value \$1,600,000 **Value Per Square Foot** \$454.29

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$1,150,000

Date of Appraisal: 05/07/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$62,000	To:	\$62,000
	Building	\$584,400		\$584,400
	Total	\$646,400		\$646,400

Effective Date: 09/04/2025

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

11:40 AM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) ANDERSON TANIA E
Location 7680 FORNEY WAY
Docket Number 2025-000104
Municipality WEST HANOVER TWP
Parcel Number(s) 68-046-149-000-0000
Reason Annual
Present Assessment \$291,300 **Value Per Square Foot** \$108.13
Land Use R
Square Footage 2,694
Implied Market Value \$721,000 **Value Per Square Foot** \$267.65

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$448,000

Date of Appraisal: 05/09/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$40,100	To:	\$40,100
	Building	\$251,200		\$182,900
	Total	\$291,300		\$223,000

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

11:50 AM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) GURUNG PRATI

Location 6103 FIRESIDE CIR

Docket Number 2025-000105

Municipality LOWER PAXTON TWP

Parcel Number(s) 35-061-117-000-0000

Reason Annual

Present Assessment \$288,900 **Value Per Square Foot** \$111.59

Land Use R

Square Footage 2,589

Implied Market Value \$715,100 **Value Per Square Foot** \$276.21

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$530,000

Date of Appraisal: 05/12/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$52,500	To:	\$52,500
	Building	\$236,400		\$173,700
	Total	\$288,900		\$226,200

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

01:00 PM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) WOOD SAMUEL F
Location 5772 CATHERINE ST
Docket Number 2025-000151
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-014-338-000-0000
Reason Annual
Present Assessment \$249,600 **Value Per Square Foot** \$108.15
Land Use R
Square Footage 2,308
Implied Market Value \$617,800 **Value Per Square Foot** \$267.69

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: comps, Agreements

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	\$40,200	To:	\$40,200
	Building	\$209,400		\$161,800
	Total	\$249,600		\$202,000

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

01:05 PM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) KAISER GORDON W III
Location 1812 HEARTHSTONE LN
Docket Number 2025-000140
Municipality LOWER SWATARA TWP
Parcel Number(s) 36-002-070-000-0000
Reason Annual
Present Assessment \$175,800 **Value Per Square Foot** \$81.16
Land Use R
Square Footage 2,166
Implied Market Value \$435,100 **Value Per Square Foot** \$200.90

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: COMPS, Agreement

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	\$28,000	To:	\$28,000
	Building	\$147,800		\$118,200
	Total	\$175,800		\$146,200

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

01:10 PM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) KNADE STUART L

Location 7313 COBBLE STONE DR

Docket Number 2025-000143

Municipality WEST HANOVER TWP

Parcel Number(s) 68-022-124-000-0000

Reason Annual

Present Assessment \$242,500 **Value Per Square Foot** \$88.25

Land Use R

Square Footage 2,748

Implied Market Value \$600,200 **Value Per Square Foot** \$218.43

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: COMPS, agreement.

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	\$54,900	To:	\$54,900
	Building	\$187,600		\$164,500
	Total	\$242,500		\$219,400

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

01:15 PM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) JANSEN GREGORY A

Location 6101 CIDER MILL ST

Docket Number 2025-000169

Municipality LOWER PAXTON TWP

Parcel Number(s) 35-070-649-000-0000

Reason Annual

Present Assessment \$189,700 **Value Per Square Foot** \$114.28

Land Use F

Square Footage 1,660

Implied Market Value \$469,600 **Value Per Square Foot** \$282.86

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Comps, Presentation agreement.

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	To:	\$31,800
	Building	\$157,900		\$136,700
	Total	\$189,700		\$168,500

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

01:20 PM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) PALMER THOMAS

Location 108 TREE TOP LN

Docket Number 2025-000171

Municipality MIDDLETOWN BORO

Parcel Number(s) 42-042-087-000-0000

Reason Annual

Present Assessment \$264,500 **Value Per Square Foot** \$140.92

Land Use F

Square Footage 1,877

Implied Market Value \$654,700 **Value Per Square Foot** \$348.80

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: CSR and ALTA Settlement statement, Comps

Recent Appraisal Amount:

Date of Appraisal:

Appraisal Prepared by:

Additional Notes: Townhome, 2 bedroom house

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

Revised From:	Land	\$81,400	To:	\$81,400
	Building	\$183,100		\$104,400
	Total	\$264,500		\$185,800

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

01:25 PM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) RAJIS ALEX I

Location 6268 WITHERS CT

Docket Number 2025-000172

Municipality LOWER PAXTON TWP

Parcel Number(s) 35-066-128-000-0000

Reason Annual

Present Assessment \$313,100 **Value Per Square Foot** \$117.80

Land Use R

Square Footage 2,658

Implied Market Value \$775,000 **Value Per Square Foot** \$291.57

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Presentation agreement, 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	\$92,700	To:	\$92,700
	Building	\$220,400		\$139,600
	Total	\$313,100		\$232,300

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

01:30 PM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) POKHREL NARAYAN
Location 3997 SECRETARIAT ST
Docket Number 2025-000173
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-024-369-000-0000
Reason Annual
Present Assessment \$329,900 **Value Per Square Foot** \$94.36
Land Use F
Square Footage 3,496
Implied Market Value \$816,600 **Value Per Square Foot** \$233.58

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: presentation agreement, 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	\$74,200	To:	\$74,200
	Building	\$255,700		\$224,800
	Total	\$329,900		\$299,000

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

01:40 PM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) MALLORY DAVID O
Location 2009 BENJAMIN CT
Docket Number 2025-000170
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-009-329-000-0000
Reason Annual
Present Assessment \$306,400 **Value Per Square Foot** \$99.87
Land Use R
Square Footage 3,068
Implied Market Value \$758,400 **Value Per Square Foot** \$247.20

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal report

Recent Appraisal Amount: \$617,000

Date of Appraisal: 07/17/2025

Appraisal Prepared by: Joel A Hiles, PA Cert Res RE Appraiser

Additional Notes:

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

Revised From:	Land	\$66,900	To:	\$66,900
	Building	\$239,500		\$182,400
	Total	\$306,400		\$249,300

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

01:50 PM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) STALEBRINK ODD J
Location 217 MAPLE AVE
Docket Number 2025-000106
Municipality DERRY TWP
Parcel Number(s) 24-040-016-000-0000
Reason Annual
Present Assessment \$292,600 **Value Per Square Foot** \$103.87
Land Use R
Square Footage 2,817
Implied Market Value \$724,300 **Value Per Square Foot** \$257.10

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$590,000

Date of Appraisal: 05/05/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$31,100	To:	\$31,100
	Building	\$261,500		\$261,500
	Total	\$292,600		\$292,600

Effective Date: 09/04/2025

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

02:00 PM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) LUC ERIC

Location 2335 ABBEY LN

Docket Number 2025-000107

Municipality LOWER PAXTON TWP

Parcel Number(s) 35-127-038-000-0000

Reason Annual

Present Assessment \$380,000 **Value Per Square Foot** \$140.53

Land Use R

Square Footage 2,704

Implied Market Value \$940,600 **Value Per Square Foot** \$347.85

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$580,000

Date of Appraisal: 05/07/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$70,000	To:	\$70,000
	Building	\$310,000		\$264,900
	Total	\$380,000		\$334,900

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

02:10 PM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) TIERNEY PATRICK J
Location 4728 GREAT OAK LN
Docket Number 2025-000108
Municipality SUSQUEHANNA TWP
Parcel Number(s) 62-062-029-000-0000
Reason Annual
Present Assessment \$274,200 **Value Per Square Foot** \$138.07
Land Use R
Square Footage 1,986
Implied Market Value \$678,700 **Value Per Square Foot** \$341.75

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appriaisal report

Recent Appraisal Amount: \$535,000

Date of Appraisal: 05/07/2025

Appraisal Prepared by: Joel A Hiles, PA Cert Res RE Appraiser

Additional Notes: Board memeber Brian Hudson restrained hisself from the final decision.

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

Revised From:	Land	\$51,800	To:	\$51,800
	Building	\$222,400		\$178,900
	Total	\$274,200		\$230,700

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Michael L. Solomon

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

02:20 PM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) HATFIELD DANIEL T
Location 2690 WESTHAMPTON TER
Docket Number 2025-000109
Municipality CONEWAGO TWP
Parcel Number(s) 22-005-247-000-0000
Reason Annual
Present Assessment \$346,700 **Value Per Square Foot** \$95.17
Land Use R
Square Footage 3,643
Implied Market Value \$858,200 **Value Per Square Foot** \$235.57

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: appraisal Report

Recent Appraisal Amount: \$725,000

Date of Appraisal: 05/07/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$47,300	To:	\$47,300
	Building	\$299,400		\$271,900
	Total	\$346,700		\$319,200

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

02:30 PM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) SUBEDI NARAYAN
Location 3847 SEATTLE SLEW DR
Docket Number 2025-000110
Municipality LOWER PAXTON TWP
Parcel Number(s) 35-024-387-000-0000
Reason Annual
Present Assessment \$260,500 **Value Per Square Foot** \$109.27
Land Use R
Square Footage 2,384
Implied Market Value \$644,800 **Value Per Square Foot** \$270.47

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$523,000

Date of Appraisal: 05/21/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$50,800	To:	\$50,800
	Building	\$209,700		\$166,100
	Total	\$260,500		\$216,900

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

02:40 PM **Hearing Location** BOARD OF REVIEW ROOM
Owner(s) FREISEN KATHLEEN M
Location 38 WOODLAND AVE
Docket Number 2025-000111
Municipality DERRY TWP
Parcel Number(s) 24-064-031-000-0000
Reason Annual
Present Assessment \$282,900 **Value Per Square Foot** \$183.70
Land Use R
Square Footage 1,540
Implied Market Value \$700,200 **Value Per Square Foot** \$454.71

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: appraisal Report

Recent Appraisal Amount: \$460,000

Date of Appraisal: 05/20/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$36,900	To:	\$36,900
	Building	\$246,000		\$153,000
	Total	\$282,900		\$189,900

Effective Date: 01/01/2026

Motion: Brian A. Hudson, Sr.

Seconded: Steve McHale

Approved Motion: Michael L. Solomon

Board of Assessment Appeals

Dauphin County

09/04/2025

02:50 PM **Hearing Location** BOARD OF REVIEW ROOM

Owner(s) WINDISH BICH LIEN

Location 7909 UMBERGER ST

Docket Number 2025-000112

Municipality WEST HANOVER TWP

Parcel Number(s) 68-027-070-000-0000

Reason Annual

Present Assessment \$342,300 **Value Per Square Foot** \$99.71

Land Use R

Square Footage 3,433

Implied Market Value \$847,300 **Value Per Square Foot** \$246.80

Assessment Appeal Hearing Minutes

Present at Hearing: Breeana Coleman, Esq

Materials Presented: Appraisal Report

Recent Appraisal Amount: \$650,000

Date of Appraisal: 05/23/2025

Appraisal Prepared by: JOEL A HILES PA CERT RES/ H APPRAISALS INC

Additional Notes:

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

Revised From:	Land	\$24,700	To:	\$24,700
	Building	\$317,600		\$257,300
	Total	\$342,300		\$282,000

Effective Date: 01/01/2026

Motion: Steve McHale

Seconded: Brian A. Hudson, Sr.

Approved Motion: Michael L. Solomon