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## URGENT RESPONSE RELATIVE TO YOUR INTERIM REAL ESTATE TAX ASSESSMENT

Dear Taxpayer:

2017

You are receiving this letter, hopefully, because you have just recently received your notice of interim real estate tax increase.

If you purchased a recently constructed home, then your appeal is not very difficult, but it is imperative that you do it. The mere fact that your assessment notice is a number less than what you paid for the property does not mean you are under assessed. The assessment is supposed to be under what the value of the property is. As a matter of fact, in Delaware County it is supposed to be 61.1% of the value and in Chester County it is supposed to be 53% of the value. Therefore, it is almost certainly over what you paid for it. Therefore, you should definitely proceed with your appeal.

If you did just recently purchase a new construction property, I would handle your appeal on a flat fee or contingency fee basis. My flat fee would be \$350.00 per property. On a contingency fee basis, my fee would be 35% of the first year's savings that I achieve. If I get more than 3 properties in your development to file at the same time, I will reduce my flat fee to \$200.00 or my contingency fee to 25% of the first year's savings. Please notice the date that you have to appeal by.

If you are receiving the interim notice because you have added an improvement to your property, then your appeal is much more difficult and my flat fee would be \$500.00 and you would pay the appraiser. You will, in my opinion, never achieve a proper reduction if you do not get a proper appraisal. I have handled numerous interim assessments on properties who have improved their property by adding an addition, finishing a basement, adding a pool or the like, but I have never achieved a proper adjustment without using my appraiser. Therefore, if you do not want to have an appraisal, I would not be interested in handling your appeal because I feel confident that you will not get the best result. I do not care what appraiser you use, as long as they do the appraisal as I tell them. It must be done properly and it is not a typical standard appraisal for the entire property. If they think that, then they are wrong.

In any event, if you are going to appeal, you must return the letter that you just received indicating that you plan to appeal, and then the County will send you a form that they require to be filed in order to perfect the appeal. Filing the first letter is not adequate. Therefore, you must do it in advance of the 40 days required. The letter in Delaware County is normally sent on the first of the month and, therefore, you would normally have until the 9<sup>th</sup> day of the following month in order to get everything filed properly. However, it must be filed in a 2-step process. Then there will be a hearing about 30 days later and you must be prepared to properly handle that hearing.

I attend all hearings because I know enough to know that anything can happen between my office, the Post Office and the Tax Assessment Board's office. I do not leave anything to chance or any mistake with the Post Office. I can only hope that you receive this letter in time!

If you want me involved, please call me immediately so we can work out the details.

Respectfully submitted,  
Donald J. Weiss

