

Donald J. Weiss, Esquire, PC
ATTORNEY AT LAW

DONALD J. WEISS
PRESIDENT

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Re: Tax Assessment Appeal

URGENT-IMPORTANT TO READ

2017

Dear Property Owner:

You may have heard that Delaware County is planning on doing a countywide reassessment, but don't think that that doesn't mean you should appeal your assessment now. The countywide reassessment will take 3-4 years to take effect, and therefore, if I am able to reduce your taxes, you will at least have the benefit of 2-4 years.

I have reviewed County records and it appears that you are paying too much in real estate tax. My experience tells me that your assessment will almost certainly be higher than it should be. For appeals filed now, to determine if you are currently over-assessed, you divide your assessment by the CLR, in Delaware County the CLR is **61.1%**, in Chester County it is **53%**, in Montgomery County it is **54.1%** and in Philadelphia County it is **99%**. You cannot just look at your assessment and compare that to your purchase price. In other words you cannot just say, "My purchase price is lower than my assessment, therefore I must be under-assessed". When you divide your assessment by the CLR listed above, I think it is probable that you are over-assessed.

If you think you can appeal your assessment on your own and do as good a job as an experienced professional, then you are mistaken. If you do not engage my services, you should be sure to get an attorney who knows the tax assessment procedures thoroughly. I have handled over 15,000 tax assessment appeals over the last twenty years and there are very few cases, in my opinion that a professional would not have done an overall better or more complete job, particularly if you lose at the Board and go to Court. ***I get all properties appraised by a certified appraiser (unless it is listed or recently purchased) AND I pay the appraiser out of my fee. The savings are prospective, FOR NEXT YEAR'S BILLS, NOT FOR ANY BILLS THIS YEAR.***

If your property is worth more than \$250,000.00, my fee is a contingency and you only pay me if I am successful in reducing your assessment. It is based upon how successful I am. It is a percentage of ONLY the first year's tax savings or any subsequent year's additional reduction if we go to court and the fee remains the same if we have to go to court. If you want to get the best results, you have to be prepared to go to court. You will not even have to come to the hearing or to court; your only expense will be to pay the county filing fees, which are reasonable. My Fee Agreement is on the reverse side and if you want to proceed, you must fill it out immediately and fax or email it back to me with a copy of your interim assessment notice, and then mail the original Fee Agreement. As soon as I receive the fax or email, I will start the process. If you recently received an interim increase, you will notice that your interim assessment must be appealed within 40 days of the date of the notice and your annual appeal must be filed by July 31st ***so, don't delay.***

If you have your house on the market, I am willing to take the case on a 50% contingency fee basis because I realize that getting your taxes reduced may help you to sell your property. All you need to do is send me a copy of the computerized listing.

If your property is worth less than \$250,000.00, then my fee is a minimum fee of \$500.00.

Respectfully,
DONALD J. WEISS, ESQUIRE

P.S. If I get more than 10 homes in your development signed up, the fee will be 65%.
If I get more than 20 homes in your development signed up, the fee will be 50%.

See Reverse

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2017

WE AGREE AS FOLLOWS:

**TAX ASSESSMENT APPEAL
FEE AGREEMENT**

**Residential-Weiss pays appraiser 80%
Commercial-Owner pays appraiser 50%
Residential under \$250,000-\$500.00**

PARTIES: Property Owner/Client – hereinafter “Owner”

Donald J. Weiss, Esquire, PC and Donald J. Weiss, Esq. – hereinafter collectively “Weiss”

1. In consideration of the services rendered by Weiss, Owner agrees to pay a fee calculated as follows: **Weiss shall be paid a fee of 80% for residential and 50% for commercial of one year’s tax saving resulting from the total reduction in assessment for the initial years that I am able to achieve as a result of the Interim and Annual Appeal for any years resulting from the initial appeal. If your home was recently settled within 6 months of the hearing or if the property is currently listed for sale, the fee will be 50%. (Weiss will supply the appraisal and pay appraiser’s costs for residential and Owner will pay appraiser for commercial). BUT the fee is only calculated on 1 year’s savings for the total reduction in assessment from beginning to end. The fee is payable within 45 days of the official notice of reduction. If more than 10 homes in the development sign up then the fee will be 65% and more than 20 homes then 50%. If your property is worth less than \$250,000, then my fee is a minimum of \$500.00. Owner agrees to reimburse Weiss for all county filing fees to pursue Owner’s appeal to the Board or Court.**

2. In the event Weiss decides WITH YOUR APPROVAL to file an appeal beyond the Board of Assessment Appeals’ level and go to the Court of Common Pleas, Owner agrees to pay to Weiss all county filing fees & costs necessary to pursue Owner’s appeal to the Board or Court. The fee is: Chester County = \$260; Delaware County = \$340; Montgomery County = \$409; Bucks County = \$290. Owner agrees to pay any additional filing fees charged by the County.

3. Owner hereby engages Weiss’s services and authorizes, empowers and appoints Weiss or its designated agent to execute on Owner’s behalf as Owner’s lawful attorney-in-fact, any and all documents necessary to institute and continue the process for appealing Owner’s property tax for this and subsequent years. Weiss is hereby authorized to institute a class action if, in its opinion, it is in the Owner’s best interest whereby Owner is a member or head of the class. Weiss shall be authorized to represent Owner in all aspects of the tax assessment appeal process and negotiate settlement of appeal on Owner’s behalf, including withdrawal of the appeal if Weiss decides it is in Owner’s best interest. Further, Weiss shall act as Owner’s legal representative to handle the property tax appeal for the Owner’s property(ies) listed below. Owner authorizes Weiss to negotiate, collect and endorse any applicable refunds provided that any sum received shall be deposited solely in Weiss’ Escrow Trust Account for disbursement to Weiss for its fees earned, with the balance to be disbursed to Owner. A copy of the authorization shall be sufficient authority to any taxing district. IN WITNESS WHEREOF, all parties hereto agree to be mutually bound hereby and have executed this Agreement as indicated below. Owner agrees that if Owner fails to pay Weiss’ fee, Weiss can enter judgment by confession against Owner for the full fee plus attorney collection fees, costs and interest at 18% per year.

4. Owner authorizes Weiss to pursue the filing of the annual tax appeal in the event that Weiss determines that a further reduction can be achieved and the fee will be the same so long as the reduction is more than the flat fee, in which event the fee will be no more than the savings.

Property Owner (Signature)* _____ Date _____ Co-Property Owner _____ (Signature) _____

* By emailing this application form and fee agreement, I hereby agree that this email shall act as my signature to the fee agreement and I authorize Donald J Weiss, to execute the application of my behalf and give him authority to execute the fee agreement and power of attorney as if I had signed that document.

Property Owner (Print Name) _____ Date _____ Co-Property Owner _____ (Print Name) _____

Subject Properties: _____

FOLIO #: _____

Mailing Address: _____ DONALD J. WEISS, ESQUIRE

Phone #: _____ Donald J. Weiss, Esquire

Fax #: _____ Email: _____

** If interim appeal, please attach your interim assessment notice. **
If submitting by email, print your form to Microsoft XPS Document Writer or Adobe, save and then attach to your email to DonaldJWeissEsq@aol.com.

See Reverse