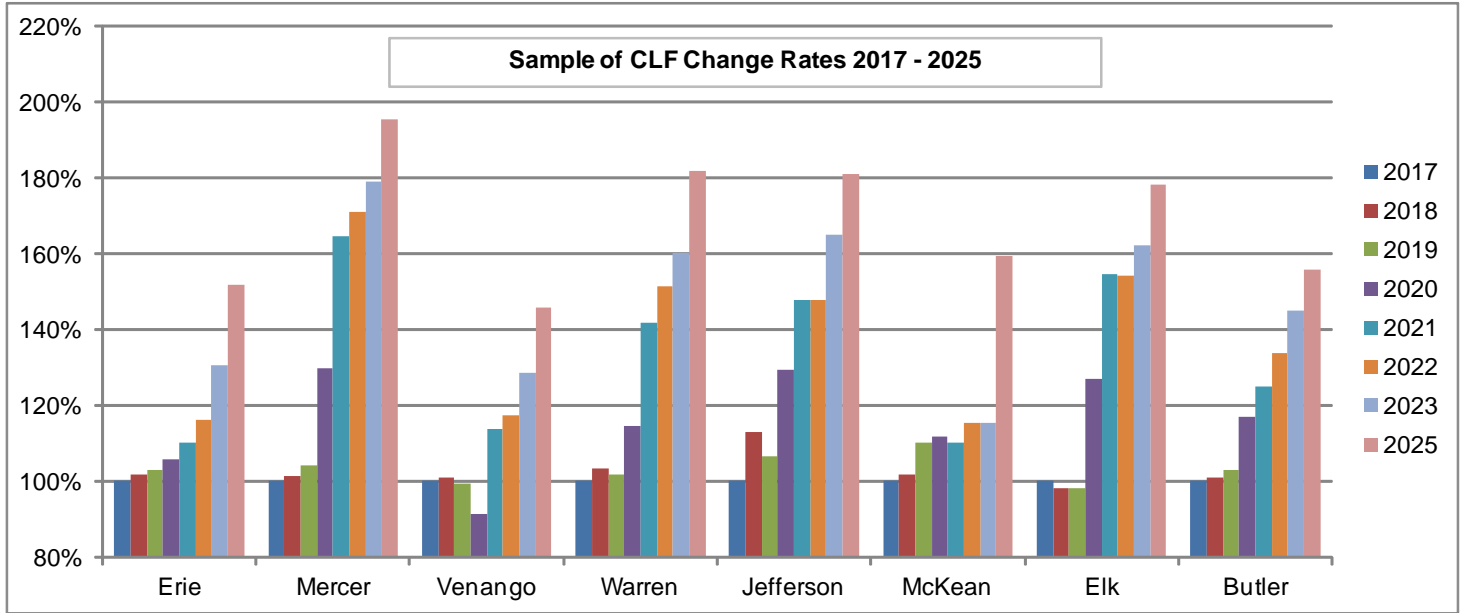


# 2025-2026 Assessment Appeal Opportunity

Have you reviewed your or your client's commercial real estate property assessment with an MAI designated Real Estate Appraiser in recent years? Normally, the year-to-year change in the Common Level Factor is minor to moderate, but the CLF has risen sharply in many counties in recent years due to a significant rise in residential home sale prices (as shown below). **In some counties, the Common Level Factor has more than doubled since 2017!** Since not all property types have increased in value equally, now is a great time to analyze whether a property is assessed and taxed at an appropriate level. **Assessment appeals, in most counties, can be filed starting on January 1<sup>st</sup>!**



In Pennsylvania each property is assigned an Assessment by the county's assessor as of a certain base value year. To calculate the current Assessor's Market Value, the Assessment is multiplied by the county's current Common Level Factor (CLF). The CLF represents the value change between the base value year and the current year. A CLF of 1.0 indicates that there is no value change while a CLF of 1.75 indicates a value change of +75% since the base year.

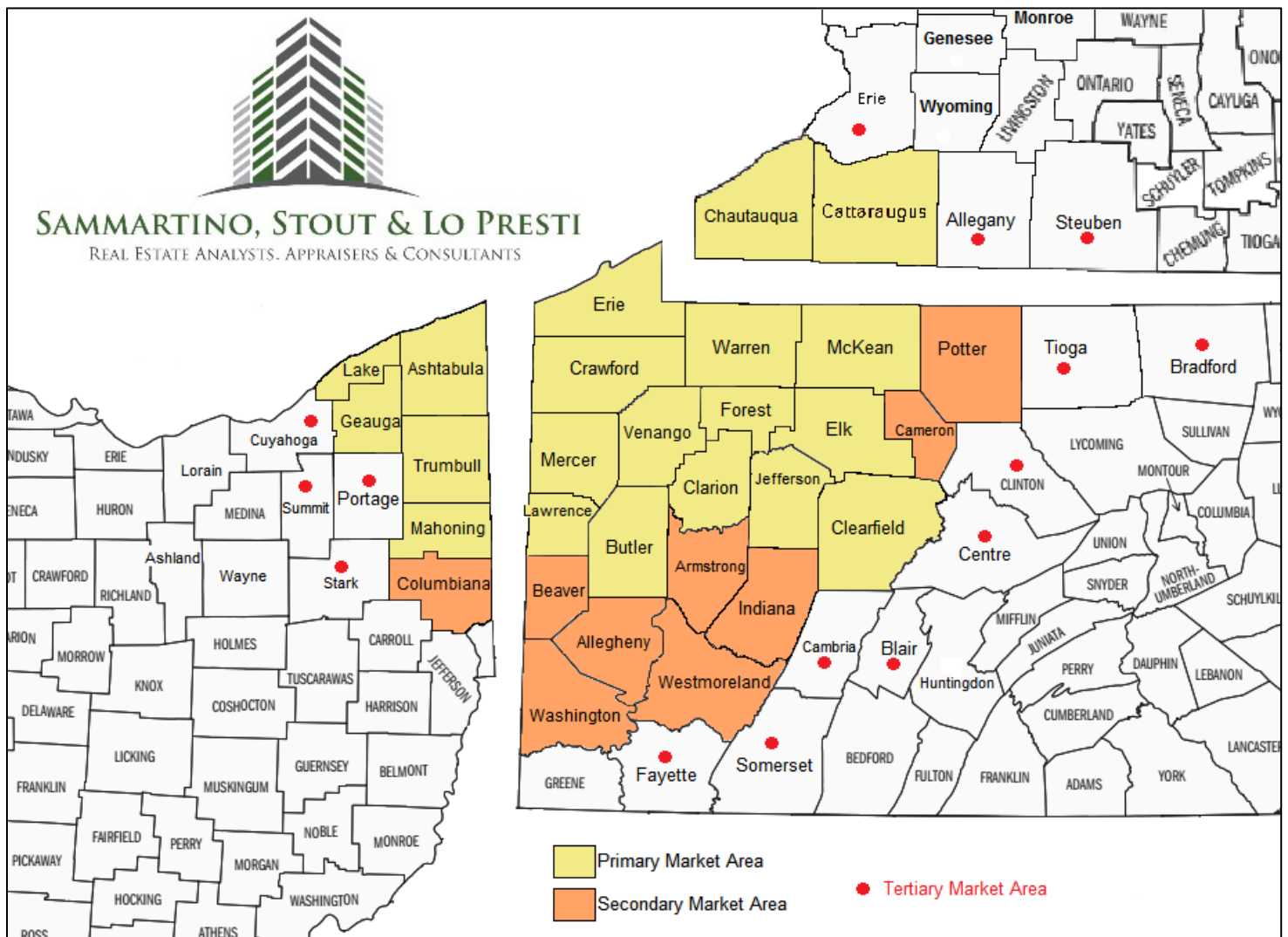
For example, if a property has an Assessment of \$200,000 as of the 2015 base value year and the current Common Level Factor for the 2024 tax year is 1.50, the two are multiplied and the current Assessor's Market Value is equal to \$300,000 (\$200,000 X 1.50). If the CLF increases to 1.60 in 2025, the base year assessment stays the same but the implied Assessor's Market Value as of 2025 would increase to \$320,000 (\$200,000 X 1.60).

**Call** or **email** Sammartino, Stout & Lo Presti, Inc. today for a **no obligation consultation** and to learn about our 2-step appraisal process. The next page contains a sample of recent assessment appeal cases and their results as well as a map of our appraisal coverage area.

## Sample Assessment Appeal Cases and Results

| Sample Assessment Appeal Cases and Results |                |                  |                |                |                    |
|--|----------------|------------------|----------------|----------------|--------------------|
| Property Type                              | Location       | Prior Assessment | New Assessment | Reduction      | Annual Tax Savings |
| Casino                                     | Pennsylvania   | \$143,962,680    | \$122,641,900  | (\$21,320,780) | \$392,302          |
| Office Headquarters                        | Mercer County  | \$3,948,000      | \$1,521,450    | (\$2,426,550)  | \$340,100          |
| Shopping Center                            | Erie County    | \$10,318,000     | \$2,397,800    | (\$7,920,200)  | \$297,701          |
| Professional Office                        | Warren County  | \$2,501,710      | \$507,370      | (\$1,994,340)  | \$169,120          |
| Professional Office                        | Warren County  | \$2,173,323      | \$592,403      | (\$1,580,920)  | \$134,062          |
| Medical Office                             | Erie County    | \$7,175,700      | \$4,029,300    | (\$3,146,400)  | \$76,143           |
| Big Box Retail                             | Erie County    | \$8,620,700      | \$5,208,075    | (\$3,412,625)  | \$67,911           |
| Medical Office                             | Erie County    | \$5,837,125      | \$4,385,400    | (\$1,451,725)  | \$48,923           |
| Shopping Center                            | Warren County  | \$1,354,394      | \$1,014,300    | (\$340,094)    | \$28,840           |
| Fitness Center                             | Mercer County  | \$412,500        | \$163,900      | (\$248,600)    | \$23,294           |
| Golf Course                                | Clarion County | \$446,979        | \$169,624      | (\$277,355)    | \$22,715           |
| Veterinary Office                          | Mercer County  | \$177,750        | \$38,500       | (\$139,250)    | \$14,204           |
| Professional Office                        | Erie County    | \$1,650,400      | \$1,450,000    | (\$200,400)    | \$6,774            |
| Storage Warehouse                          | Erie County    | \$219,000        | \$70,000       | (\$149,000)    | \$5,036            |
| Bank Branch                                | Warren County  | \$223,898        | \$185,374      | (\$38,524)     | \$3,267            |
| Vacant Land                                | Erie County    | \$149,200        | \$60,450       | (\$88,750)     | \$3,000            |

## Appraisal Coverage Area



**We service additional counties in Pennsylvania, New York and Ohio on a case-by-case basis.**