

Donald J. Weiss, Esquire, PC

ATTORNEY AT LAW

DONALD J. WEISS
PRESIDENT

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CHADDS FORD OFFICE
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Re: Tax Assessment Appeal

URGENT-IMPORTANT TO READ

2011

Dear Property Owner:

You are receiving this letter because I 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 for 2011, to determine if you are currently over-assessed, you divide your assessment by the CLR, in Delaware County the CLR is **.65**, in Chester County it is **.55**, in Montgomery County it is **.58**, AND in Bucks County is **.107**. 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. My website has a calculator to see how much I can hopefully save you.

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. ***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.***

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 it back to me with a copy of your interim assessment notice if you just received it [nothing else for a preexisting construction] , and then mail the original Fee Agreement. As soon as I receive the fax, I will start the process. 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 August 1st 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.

Respectfully, *Donald J Weiss*

DJW/cmjg

DONALD J. WEISS, ESQUIRE, CPA

Ps: If I get more than 10 homes in your development signed up the fee will be 65% and more than 20 then 55%.

See Reverse Side

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[2010-50/80%]

WE AGREE AS FOLLOWS:

**TAX ASSESSMENT APPEAL
FEE AGREEMENT**

**Weiss pays appraiser for residential
Owner pays appraiser for commercial**

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:

A. Weiss shall be paid a fee of

80% for RESIDENTIAL & 50% for COMMERCIAL of one year’s tax saving resulting from the total reduction in assessment for the initial year 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 property 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 owner of residential home checks here____, owner selects a 50% fee but owner will pay the appraisal fee. If not checked then it will be as referred above. Owner will pay the County filing fee.

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 = \$279; Delaware County = \$350; Montgomery County = \$409; Bucks County = \$290. Owner agrees to pay the additional filing fee should the County change its fee schedule.

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. OR WITHDRAW the appeal if Weiss determines it best for the owner. 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. If Weiss sues Owner to collect fee then Owner will pay Weiss’ attorney fees to collect.

IN WITNESS WHEREOF, all parties hereto agree to be mutually bound hereby and have executed this Agreement as indicated below.

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

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 _____

See Reverse Side