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Re: Tax Assessment Appeal

URGENT-IMPORTANT TO READ

2010

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 **.61**, in Chester County it is **.53**, in Montgomery County it is **.54**, AND in Bucks County is **.097**. 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. ***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.***

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, 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 40% 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,

DJW/cmg

DONALD J. WEISS, ESQUIRE

Ps: If I get more than 10 homes in your development signed up the fee will be 65% and more than 20 then 50%.

See Reverse Side

