

Donald J. Weiss, Esquire, PC

ATTORNEY AT LAW

DONALD J. WEISS
PRESIDENT

Certified Public Accountant
LL.M. (Taxation) NYU

6 Hillock Lane
Chadds Ford, PA 19317

Website: www.DonaldJWeiss.com
E-Mail: DonaldJWeissEsq@AOL.COM

CHADDS FORD OFFICE
FAX: 610-459-8653
PHONE: 610-459-8074

Re: Tax Assessment Appeal

URGENT-IMPORTANT TO READ

2009

Dear Property Owner:

You are receiving this letter because I did a search of County records and found that you recently bought a newly constructed home. My experience is that your assessment will almost certainly be higher than it should be. If you have not recently received your "Interim" assessment, you should be receiving it shortly. For appeals filed now for 2010, to determine if you are currently over-assessed, you divide your assessment by the CLR, in Delaware County it is **.61** in Chester County it is **.53** and in Montgomery County it is **.54**. You cannot just look at your assessment and compare that to your purchase price. You cannot just say, "My purchase price is lower than my assessment, therefore I must be under-assessed". When you divide it by the CLR listed above, I would bet that you are over-assessed.

If you think you can appeal your interim 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 more complete job.

My fee is a contingency and you only pay me if I am successful. It is based upon how successful I am. It is a percentage of **ONLY** the first year's tax savings or any subsequent years 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. 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

