



***PHILADELPHIA COMMERCIAL PROPERTY OWNERS
CAN REAP TAX WINDFALL***

Commercial property owners in the City of Philadelphia may have a very brief, yet critically important window of opportunity to lower their real estate tax bills.

In 2010, the State Tax Equalization Board set the City's "common level ratio" (i.e., the ratio of assessed value to actual market value) at 32%. If the common level ratio differs by more than 15% from what the City says it uses, then the Board's ratio must be used when a taxpayer appeals a tax assessment.

In 2011 the City used a figure of 18.1%, which means the overall actual market value of properties in the data provided to the state board was significantly higher than last year. This is somewhat mystical, since most property values were stagnant if not declining.

Therefore, the City appears to be in violation of the common level ratio and an adjustment of values (and the lowering of taxes) is appropriate. However, in order to obtain a reduction in taxes, a property owner must file a complete and accurate appeal and must do so prior to the **October 3, 2011** deadline. Please also remember that your Montgomery County appeal must be filed prior to **September 1, 2011**.

Should you require further information, please contact Neil Andrew Stein, Esquire at (610) 941-2469 or nstein@kaplaw.com.