

Luzerne County Courthouse  
 200 North River Street  
 Wilkes-Barre, PA 18711-1001  
 (570) 825-1540

Luzerne County Board of Tax Assessment Appeals  
 Richard H. Long - Chairman  
 Neil J. Allen - Vice Chairman  
 Heather Yudichak - Secretary  
 David E. Schwager, Esq - Solicitor  
 Anthony R. Alu - Director of Assessments

Hours: 9:00am to 4:30pm

**CHANGE OF ASSESSMENT NOTICE - THIS IS NOT A TAX BILL**

Parcel Identifier:  
 25-I9NW1 -002-004-000

URBAN SOUTHEAST LP  
 C/O PMI  
 261 GORHAM ROAD  
 SOUTH PORTLAND ME 04106

MAILING DATE: APRIL 27, 2018  
 APPEAL DEADLINE: JUNE 06, 2018

This is a notice of a change to the assessed valuation or status of this property.  
 REASON FOR CHANGE: 07 - ADDITIONAL IMPROVEMENT TO PROPERTY

RIGHT TO FORMAL APPEAL: If you disagree with the values, tax status, or C&G status on this notice, you may file a formal appeal with the Board of Assessment Appeals, in writing, within 40 days of the date of this notice. Appeals must be postmarked or received at the address above by the deadline. Appeal Forms, Instructions, Rules, and Fee Schedule are available at the Assessor's Office or at [www.luzernecounty.org](http://www.luzernecounty.org).

FUTURE TAX BILLING BASIS		
ASSESSMENT	OLD 1,825,500	NEW 3,376,500
TAX STATUS	Taxable	Taxable
C&G STATUS		

EFFECTIVE: 01/01/2018 for County/Munic  
 01/01/2018 for School

PROPERTY DESCRIPTION
Munic.: 25 - HANOVER TOWNSHIP School: 13 - HANOVER TWP AREA SD
Control Number: 00060789 Password for free Web Access: LZPPMZAV (My Property at <a href="http://CourthouseOnline.com/pa-lz-ao">CourthouseOnline.com/pa-lz-ao</a> )
Plate Number and Location: 25-4-558-9 -GOERINGER ST
Land Size: 4.91 acres
Property Type: C5 Commercial - General (Grp 5)

MARKET-BASED ASSESSMENT		
Land	OLD 173,200	NEW 173,200
Improvements	1,652,300	3,203,300
TOTAL	1,825,500	3,376,500
100% of Market Value at 2008 Base Year Rates.		

CLEAN AND GREEN (C&G) ASSESSMENT		
Land	OLD N/A	NEW N/A
Improvements	N/A	N/A
TOTAL	N/A	N/A
Land value based on rates provided by the State.		

ADDITIONAL INTERIM - NET CHANGE		
Seq# 55241	COUNTY/MUNIC	SCHOOL
Land	0	0
Improvements	1,551,000	1,551,000
TOTAL	1,551,000	1,551,000
Tax bills will be issued after appeal deadline.		

\*\*THIS NOTICE MAY OR MAY NOT RESULT IN THE GENERATION OF A SUPPLEMENTAL BILL BEING ISSUED ON MAY 1 OR SEPTEMBER 1 OF THIS YEAR OR NEXT YEAR.  
 \*\*ANY QUESTIONS REGARDING THIS NOTICE PLEASE CALL THE PHONE # LISTED ABOVE.

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\*\*\* VALUE OVERRIDE \*\*\* CHANGE NOTICE ARCHIVE CONTROL: 00060789  
 WEP PASSWORD: LZPPLAV

PARCEL: 25 25-19NW1 -002-004-000 OWNER: URBAN SOUTHEAST LP

	Land	Bldg	Total		Land	Bldg	Total	C&G
Pre-Reval (scr1):	8750	83160	91910					
Post-Reval (scr8):	173200	3203300	3376500					
	(COA 0 %		0	)	(COA 0 %		0	)

HISTORY OF ASSESSMENT CHANGE NOTICES MAILED

MAIL DATE	Why	FAV LAND	FAV BLDG	TOTAL		CG LAND	CG BLDG	TOTAL
04/27/2018	07	173200	3203300	3376500				
07/01/2008		173200	1652300	1825500				

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\*\*\* VALUE OVERRIDE \*\*\* LUZERNE COUNTY MAINTENANCE 2008 Control: 00060789

DISTRICT: 25 - HANOVER TOWNSHIP SD: 13 PARCEL: 25-19NW1 -002-004-000

First: [ ] Last: URBAN SOUTHEAST LP  
 OWNER: URBAN SOUTHEAST LP  
 Own-2: C/O PMI  
 Addr: [ ]  
 Addr: 261 GORHAM ROAD  
 CITY: SOUTH PORTLAND ME 04106

Spec: [ ] UNIT: [ ]  
 TIEBACK: [ ]  
 TAX STATUS: 0 T  
 PROPERTY TYPE: C5  
 Use: 317 Nbhd: 2550

25-4-558-9  
 Plate Type: [ ] LandUse: 1290  
 Ward: 04 Seq: [ ] Div: [ ]  
 Deed: 03008-171924 07/28/2008

Route.: [ ] (Situs Breakdown)  
 House.: 100 COR  
 Street: CLAYMONT AVE  
 City: [ ] ST [ ] Zip: [ ]  
 SITUS: 100 COR CLAYMONT AVE  
 Desc-2: -GOERINGER ST  
 Desc-3: [ ]  
 Desc-4: [ ]

1965	Assessed	Fair Market
MIN -	0	MIN - 0
CGL -	0	CGL - 0
FML -	8750	FML - 25000
B -	83160	B - 237600
T -	91910	T - 262600

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