

Marisa T. Ellison

412 Sycamore Lane

Lansdale, PA 19446

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Montgomery County Board of Assessment Appeals

Re: 412 Sycamore Lane, Lansdale, PA 19446 · Parcel 33-00-04821-007 · Tax year 2026

Dear Members of the Board:

I am appealing the 2026 assessment of my property at 412 Sycamore Lane, Lansdale, Pennsylvania. The property is currently assessed at \$118,600. At Montgomery County's Common Level Ratio of 29.76%, that assessment implies a market value of approximately \$398,500. I ask the Board to find the market value to be \$341,000, for two reasons taken together: what comparable sales show, and the condition of the house.

COMPARABLE SALES

Five sales are set out in Exhibit A, attached, with the adjustment for each shown in full. All five are within eight-tenths of a mile of my home, all are single-family houses of similar age, and each sold within five months of the January 1, 2026 valuation date. Because the houses differ from mine in size, each sale is adjusted to my home's 2,100 square feet at a single rate of \$86.17 per square foot — half the \$172 median gross rate these sales themselves show, which is the customary basis for a marginal size adjustment.

Adjusted on that basis, the five sales indicate values of \$358,500, \$359,500, \$360,000, \$361,000 and \$362,000. They fall within \$3,500 of one another, and the middle of the five is \$360,000. The two sales nearest my home in size need the smallest adjustments: 1802 Heatherwood Court, 2,125 square feet, adjusted by \$2,000 to \$362,000; and 233 Cricket Lane, 2,060 square feet, adjusted by \$3,500 to \$358,500.

CONDITION

Those five houses sold in ordinary condition. Mine is not in ordinary condition, and the difference is not cosmetic. Exhibit B contains three photographs.

The first shows the west roof slope, where shingle tabs have cracked through and been displaced from their courses. The covering is the original 1994 installation. An architectural shingle roof has a nominal service life of thirty years; this one is in its thirty-second, and it is no longer keeping water out.

The second shows the ceiling of the bedroom directly below that slope, stained and with the paint failed — where the water has been going.

The third shows a vertical crack running the height of the foundation wall on the north elevation, with efflorescence along both edges. Efflorescence is mineral salt left behind by water moving through concrete, so the crack is not a surface blemish; it is a path.

On national reference costs, replacing a roof of this kind runs about \$10,500, remediating water damage of the extent shown about \$3,900, and repairing a foundation crack about \$5,100 — \$19,500 in all. I have used the typical figure in each case rather than the high one, and I have not asked the Board to account for anything the photographs do not show.

THE VALUE REQUESTED

A buyer at the January 1, 2026 valuation date would have faced that \$19,500 of work before the house matched the five sales in Exhibit A. Deducting it from the \$360,000 those sales indicate gives \$340,500, and I have rounded up to \$341,000 in the Board's favour.

At the county's 29.76% Common Level Ratio, I respectfully request that the Board enter an assessed value of \$101,482, a reduction of \$17,118 from the current assessment.

Thank you for your consideration of this appeal.

Sincerely,

Marisa T. Ellison

SAMPLE

Exhibit A — Comparable Sales & Size-Adjustment Grid

Subject: 412 Sycamore Lane, Lansdale, PA 19446 — 2100 sqft, Parcel 33-00-04821-007, assessed \$118,600

Size adjustments below use one size-adjustment rate of \$86.17/sqft. It is derived from all 5 comparable sales reviewed, whose median gross price is \$172/sqft, and held to the customary quarter-to-half of that figure — not from the 5 sales printed below alone. That median describes the size-adjustment sales, not the broader uniformity pool. It is applied identically to every sale in this grid. Size adjustments are shown rounded to the nearest \$500.

Addresses and characteristics below are as carried in county and vendor records. Sale prices and dates are from recorded transactions.

1. 1418 Foxhill Rd, sold \$352,000, on Aug 14, 2025, 2010 sqft, 4 bd, 2.5 ba, built 1991, 0.4 mi, Lansdale
Adjusted: \$352,000 at 2010 sqft (\$175/sqft); +\$8,000 for your home being 90 sqft larger, at the size-adjustment rate of \$86.17/sqft → \$360,000.

2. 906 Windermere Ave, sold \$368,000, on Oct 2, 2025, 2180 sqft, 4 bd, 3 ba, built 1996, 0.6 mi, Lansdale
Adjusted: \$368,000 at 2180 sqft (\$169/sqft); −\$7,000 for your home being 80 sqft smaller, at the size-adjustment rate of \$86.17/sqft → \$361,000.

3. 233 Cricket Lane, sold \$355,000, on Nov 20, 2025, 2060 sqft, 4 bd, 2.5 ba, built 1993, 0.7 mi, Lansdale
Adjusted: \$355,000 at 2060 sqft (\$172/sqft); +\$3,500 for your home being 40 sqft larger, at the size-adjustment rate of \$86.17/sqft → \$358,500.

4. 74 Brookmead Dr, sold \$349,500, on Sep 8, 2025, 1985 sqft, 4 bd, 2.5 ba, built 1990, 0.5 mi, Lansdale
Adjusted: \$349,500 at 1985 sqft (\$176/sqft); +\$10,000 for your home being 115 sqft larger, at the size-adjustment rate of \$86.17/sqft → \$359,500.

5. 1802 Heatherwood Ct, sold \$364,000, on Dec 5, 2025, 2125 sqft, 4 bd, 2.5 ba, built 1995, 0.8 mi, Lansdale
Adjusted: \$364,000 at 2125 sqft (\$171/sqft); −\$2,000 for your home being 25 sqft smaller, at the size-adjustment rate of \$86.17/sqft → \$362,000.

Adjusted to the subject's square footage, the five comparable sales above indicate a market value of \$360,000 for the subject property.

Exhibit B — Property Photos



Roof, west slope. Shingle tabs are cracked through and displaced from their courses. The covering is the original 1994 installation. Photographed 14 March 2026.



Second-floor bedroom ceiling, directly below the slope shown above. Staining and paint failure consistent with water entering at the damaged courses.



Foundation wall, north elevation. A vertical crack runs the height of the pour, with efflorescence along both edges where water has moved through it.