

LACKAWANNA COUNTY BOARD OF ASSESSMENT APPEAL FORM
LACKAWANNA COUNTY GOVERNMENT CENTER
123 WYOMING AVENUE 2ND FL SUITE 254, SCRANTON PA 18503
WWW.LACKAWANNACOUNTY.ORG

COMMERCIAL-INDUSTRIAL
APPEAL FROM THE CERTIFIED ASSESSMENT FOR THE TAX YEAR 2023

Owner(s) Name _____
Mailing Address _____
Property Location _____ Municipality _____
Pin Number or Map Number _____
Date Purchased _____ Purchase Price _____
Current Assessment: Land _____ Improvements _____ TOTAL _____
Opinion of Fair Market Value of Property (Required) _____
Name of Attorney (**Only if representing you**) _____ Phone# _____
Mailing Address _____ Email _____

Your property appeal will be posted publicly on the Lackawanna County Assessment Website and the results determined by the Board of Appeals will then be posted as public information.

Property Type: Check and complete the proper classification.

____ Commercial ____ Office ____ Industrial ____ Other

Use _____
Gross Square Ft. _____ Square Ft. Rentable Area _____
Owner Occupied _____ Tenant Occupied _____
If Leased :Annual Rent _____ Date Constructed _____
Total Square Ft. _____ Sq.Ft. Plant Area _____
Lease Type: Net _____ Gross _____ Combination _____

I/We hereby declare my/our intention to appeal from the assessed valuation of the property described above and do hereby verify that the statements made in this appeal are true and correct. I understand that false statements herein are made subject to the penalties of 18 pa.C.S.4904, relating to unsworn falsification to authorities. APPELLANT ACKNOWLEDGES HAVING READ "RULES AND REGULATIONS OF THE BOARD" DATED JANUARY 3, 2002, AS AMENDED.

Signed: _____ Date: _____
_____ Phone: _____
OWNERS OF RECORD Email _____

You may lose your right to appeal for the year if you do not appear at the scheduled Hearing Date given you. It is acknowledged by the appellant and/or their representative, that in appealing this assessment for the property to which this appeal is being held, that the land and improvement values that are currently in effect, can be increased, stayed at the same level or reduced by the actions of this board of appeals.

FORMS MUST BE RETURNED BY AUGUST 1, 2022

YOU MUST SUBMIT YOUR \$125(PER PARCEL) PROCESSING FEE WITH FORM
YOU MUST SUBMIT AN UP TO DATE PHOTO OF YOUR BUILDINGS WITH THIS FORM

ANY PROPERTY WITH AN ASSESSED VALUE OVER 40,000 MUST HAVE A STATE CERTIFIED
GENERAL APPRAISAL FILED WITH THE BOARD TWO WEEKS PRIOR TO THE HEARING
DATE – NO EXCEPTIONS

COMMERCIAL FEE NOTICE

If you wish to appeal this assessment, please return your assessment notice or appeal form for your property along with a check or money order for \$125.00 made payable to LACKAWANNA COUNTY TREASURER.

DO NOT SEND CASH!

TO PREPARE FOR YOUR APPEAL YOU WILL NEED TO PRODUCE PHOTOS AND ASSESSED VALUES FOR THREE COMPARABLE PROPERTIES THAT HAVE SOLD IN THE LAST YEAR. COMPARABLE PROPERTIES SHOULD BE OF SIMILAR DESIGN, USE, QUALITY AND/ OR CONDITION/