

i. SUBJECT PROPERTY · ii. IDENTITY

# 591 SKIPPACK PIKE

Loc BLUE BELL, PA 19422 | Parcel 66-00-06526-00-5 | Type Office / Office Building | GLA 23,181 sf | Built 1983 |  
Owner [Owner Contact – Included in Full Package]

iii. THE CASE *at a glance*

ESTIMATED YEAR-ONE TAX SAVINGS

**\$41,486**

Based on 38 mills applied to assessed reduction

OVER-ASSESSMENT GAP

**109.8%**

Implied market vs. income-approach value

iv. VALUATION COMPARISON

usd · 2026 tax year

COUNTY ASSESSED VALUE

**\$3,208,600**

Montgomery County, 2026 tax year

IMPLIED CURRENT MARKET

**\$6,615,670**

Assessed ÷ CLR 0.485

INCOME-APPROACH MARKET

**\$3,152,616**

NOI ÷ 9.00% cap rate

IMPLIED MARKET \$6.6M → INCOME APPROACH \$3.2M

**-\$3,463,054 · -52.3%**



v. INCOME APPROACH INPUTS

per annum

ESTIMATED ANNUAL NOI

**\$283,735**

Market rent × occupancy × NOI margin

CAP RATE APPLIED

**9.00%**

Suburban Philly Office comparables

TOTAL MILLS

**38**

County + School + Township composite

vi. APPEAL NARRATIVE

attorney summary

This office is assessed at an implied current market value of \$6,615,670, but an income approach using the prevailing suburban Philadelphia cap rate for the class yields \$3,152,616 — a gap of 109.8%.

A reduction toward the income-derived value would produce estimated first-year tax savings of \$41,486 at the applicable millage, with

CONTINUED OVERLEAF

vii. County Assessment Record · viii. Methodology & Sources



SUBJECT PROPERTY · CONT.

## 591 SKIPPACK PIKE, BLUE BELL PA 19422

Parcel 66-00-06526-00-5 · Office / Office Building · 23,181 sf · [Owner Contact – Included in Full Package]

Y1 SAVINGS      GAP  
**\$41,486**      **109.8%**

### vii. COUNTY ASSESSMENT RECORD

primary source · evidence a

propertyrecords.montcopa.org/parcel/66-00-06526-00-5      2026-04-26

**MONTGOMERY COUNTY**  
PENNSYLVANIA

HOME PROPERTY SEARCH CONTACT US

PARID: 660006526005  
[OWNER REDACTED – INCLUDED IN FULL PACKAGE] SKIPPACK PIKE

Appraised Value	
Appraised Land Value	667,430
Appraised Building Value	2,541,170
Appraised Total Value	3,208,600

Assessed Value	
Assessed Land Value	667,430
Assessed Building Value	2,541,170
Assessed Total Value	3,208,600

**Restrictions**  
Restrictions

**Record Navigator**  
1 of 1  
Return to Search Results

**Actions**  
Printable Summary  
Printable Version

Screenshot from propertyrecords.montcopa.org – Parcel 66-00-06526-00-5 · pulled 2026-04-26 14:32 UTC. Total Assessment of \$3,208,600 highlighted; CLR per Pennsylvania STEB.

### viii. METHODOLOGY & SOURCES

data pull 2026-04-26

#### ASSESSMENT DATA

County assessor public parcel viewer (propertyrecords.montcopa.org).  
Refreshed monthly; this brief reflects the 2026 tax year roll.

#### INCOME APPROACH

Market value = NOI ÷ cap rate. NOI = market rent × stabilized occupancy × NOI margin. Cap rate benchmarked to suburban Philadelphia office comparables, Q1 2026.

#### IMPLIED CURRENT MARKET

Total Assessment ÷ Common Level Ratio. PA STEB CLR for Montgomery County = 0.485, effective 7/1/2025 through 6/30/2026.

#### TAX SAVINGS ESTIMATE

(Current Assessment – Targeted Assessment) × composite millage of 0.0380 (county + school + township). Year-one figure; cumulative savings recur each tax year until next reassessment.

Evidence packet prepared for licensed Pennsylvania tax appeal counsel. Figures are estimates based on public records and modeled inputs; not a certified appraisal. Attorney is responsible for filing, comp validation, and case strategy. OverAssessedRE provides lead generation and evidence packaging only — we do not practice law.

i. SUBJECT PROPERTY · ii. IDENTITY

# 7000 W BUTLER PIKE # C

Loc AMBLER, PA 19002 | Parcel 65-00-10658-03-2 |  
Type Retail / Retail Stores (personal Services, Photography, Travel) | GLA 12,928 sf | Built 2012 |  
Owner [Owner Contact – Included in Full Package]

iii. THE CASE *at a glance*

ESTIMATED YEAR-ONE TAX SAVINGS

**\$61,635**

Based on 38 mills applied to assessed reduction

OVER-ASSESSMENT GAP

**201%**

Implied market vs. income-approach value

iv. VALUATION COMPARISON

usd · 2026 tax year

COUNTY ASSESSED VALUE

**\$3,736,800**

Montgomery County, 2026 tax year

IMPLIED CURRENT MARKET

**\$7,704,742**

Assessed ÷ CLR 0.485

INCOME-APPROACH MARKET

**\$2,559,744**

NOI ÷ 7.50% cap rate

IMPLIED MARKET \$7.7M → INCOME APPROACH \$2.6M

**-\$5,144,998 · -66.8%**



v. INCOME APPROACH INPUTS

per annum

ESTIMATED ANNUAL NOI

**\$191,981**

Market rent × occupancy × NOI margin

CAP RATE APPLIED

**7.50%**

Suburban Philly Retail comparables

TOTAL MILLS

**38**

County + School + Township composite

vi. APPEAL NARRATIVE

attorney summary

This retail is assessed at an implied current market value of \$7,704,742, but an income approach using the prevailing suburban Philadelphia cap rate for the class yields \$2,559,744 — a gap of 201%.

A reduction toward the income-derived value would produce estimated first-year tax savings of \$61,635 at the applicable millage, with

CONTINUED OVERLEAF

vii. County Assessment Record · viii. Methodology & Sources



SUBJECT PROPERTY · CONT.

**7000 W BUTLER PIKE # C, AMBLER PA 19002**

Parcel 65-00-10658-03-2 · Retail / Retail Stores (personal Services, Photography, Travel)  
· 12,928 sf · [Owner Contact – Included in Full Package]

Y1 SAVINGS      GAP  
**\$61,635**      **201%**

**vii. COUNTY ASSESSMENT RECORD**

primary source · evidence a

The screenshot shows the Montgomery County Pennsylvania property records website. The URL is propertyrecords.montcopa.org/parcel/65-00-10658-03-2, dated 2026-04-26. The page displays the following information:

- PARID:** 650010658032
- Address:** [OWNER REDACTED] 7000 BUTLER PIKE
- Assessment Breakdown:**
  - Appraised Value:
 

Appraised Land Value	196,450
Appraised Building Value	3,540,350
Appraised Total Value	3,736,800
  - Assessed Value:
 

Assessed Land Value	196,450
Assessed Building Value	3,540,350
Assessed Total Value	3,736,800
  - Restrictions:
 

Restrictions	
--------------	--

Screenshot from propertyrecords.montcopa.org – Parcel 65-00-10658-03-2 · pulled 2026-04-26 14:32 UTC. Total Assessment of \$3,736,800 highlighted; CLR per Pennsylvania STEB.

**viii. METHODOLOGY & SOURCES**

data pull 2026-04-26

**ASSESSMENT DATA**

County assessor public parcel viewer (propertyrecords.montcopa.org).  
Refreshed monthly; this brief reflects the 2026 tax year roll.

**IMPLIED CURRENT MARKET**

Total Assessment ÷ Common Level Ratio. PA STEB CLR for Montgomery County = 0.485, effective 7/1/2025 through 6/30/2026.

**INCOME APPROACH**

Market value = NOI ÷ cap rate. NOI = market rent × stabilized occupancy × NOI margin. Cap rate benchmarked to suburban Philadelphia retail comparables, Q1 2026.

**TAX SAVINGS ESTIMATE**

(Current Assessment – Targeted Assessment) × composite millage of 0.0380 (county + school + township). Year-one figure; cumulative savings recur each tax year until next reassessment.

*Evidence packet prepared for licensed Pennsylvania tax appeal counsel. Figures are estimates based on public records and modeled inputs; not a certified appraisal. Attorney is responsible for filing, comp validation, and case strategy. OverAssessedRE provides lead generation and evidence packaging only — we do not practice law.*

i. SUBJECT PROPERTY · ii. IDENTITY

# 2955 FELTON RD

Loc EAST NORRITON, PA 19401 | Parcel 33-00-02647-00-2 | Type Warehouse / Truck Terminal (motor Freight) |  
GLA 19,275 sf | Built 1989 | Owner [Owner Contact – Included in Full Package]

iii. THE CASE *at a glance*

ESTIMATED YEAR-ONE TAX SAVINGS

**\$35,023**

Based on 38 mills applied to assessed reduction

OVER-ASSESSMENT GAP

**127%**

Implied market vs. income-approach value

iv. VALUATION COMPARISON

usd · 2026 tax year

COUNTY ASSESSED VALUE

**\$2,534,400**

Montgomery County, 2026 tax year

IMPLIED CURRENT MARKET

**\$5,225,567**

Assessed ÷ CLR 0.485

INCOME-APPROACH MARKET

**\$2,301,986**

NOI ÷ 7.00% cap rate

IMPLIED MARKET \$5.2M → INCOME APPROACH \$2.3M

**-\$2,923,581 · -55.9%**



v. INCOME APPROACH INPUTS

per annum

ESTIMATED ANNUAL NOI

**\$161,139**

Market rent × occupancy × NOI margin

CAP RATE APPLIED

**7.00%**

Suburban Philly Warehouse comparables

TOTAL MILLS

**38**

County + School + Township composite

vi. APPEAL NARRATIVE

attorney summary

This warehouse is assessed at an implied current market value of \$5,225,567, but an income approach using the prevailing suburban Philadelphia cap rate for the class yields \$2,301,986 — a gap of 127%.

A reduction toward the income-derived value would produce estimated first-year tax savings of \$35,023 at the applicable millage, with

CONTINUED OVERLEAF

vii. County Assessment Record · viii. Methodology & Sources



SUBJECT PROPERTY · CONT.

## 2955 FELTON RD, EAST NORRITON PA 19401

Parcel 33-00-02647-00-2 · Warehouse / Truck Terminal (motor Freight) · 19,275 sf · [Owner Contact – Included in Full Package]

Y1 SAVINGS      GAP  
**\$35,023**      **127%**

### vii. COUNTY ASSESSMENT RECORD

primary source · evidence a

propertyrecords.montcopa.org/parcel/33-00-02647-00-2      2026-04-26

**MONTGOMERY COUNTY**  
PENNSYLVANIA

HOME PROPERTY SEARCH CONTACT US

Profile  
Accessory Structures  
**Assessment Breakdown**  
Assessment History  
Commercial  
Hearing Details  
Homestead  
Lot  
Map  
Permits  
Photos  
Residential  
Sales  
Sketch

PARID: 330002647002  
[OWNER REDACTED – INCLUDED IN FULL PACKAGE] 2955 FELTON RD

**Appraised Value**

Appraised Land Value	376,160
Appraised Building Value	2,158,240
Appraised Total Value	2,534,400

**Assessed Value**

Assessed Land Value	376,160
Assessed Building Value	2,158,240
Assessed Total Value	2,534,400

**Restrictions**

Restrictions

**Record Navigator**  
1 of 1  
Return to Search Results

**Actions**  
Printable Summary  
Printable Version

Screenshot from propertyrecords.montcopa.org – Parcel 33-00-02647-00-2 · pulled 2026-04-26 14:32 UTC. Total Assessment of \$2,534,400 highlighted; CLR per Pennsylvania STEB.

### viii. METHODOLOGY & SOURCES

data pull 2026-04-26

#### ASSESSMENT DATA

County assessor public parcel viewer (propertyrecords.montcopa.org).  
Refreshed monthly; this brief reflects the 2026 tax year roll.

#### INCOME APPROACH

Market value = NOI ÷ cap rate. NOI = market rent × stabilized occupancy × NOI margin. Cap rate benchmarked to suburban Philadelphia warehouse comparables, Q1 2026.

#### IMPLIED CURRENT MARKET

Total Assessment ÷ Common Level Ratio. PA STEB CLR for Montgomery County = 0.485, effective 7/1/2025 through 6/30/2026.

#### TAX SAVINGS ESTIMATE

(Current Assessment – Targeted Assessment) × composite millage of 0.0380 (county + school + township). Year-one figure; cumulative savings recur each tax year until next reassessment.

Evidence packet prepared for licensed Pennsylvania tax appeal counsel. Figures are estimates based on public records and modeled inputs; not a certified appraisal. Attorney is responsible for filing, comp validation, and case strategy. OverAssessedRE provides lead generation and evidence packaging only — we do not practice law.

i. SUBJECT PROPERTY · ii. IDENTITY

# 1155 CONSHOHOCKEN RD

Loc NORRISTOWN, PA 19404 | Parcel 49-00-02741-45-9 | Type Industrial / Manufacturing (light) | GLA 84,615 sf |  
Built 1991 | Owner [Owner Contact – Included in Full Package]

iii. THE CASE *at a glance*

ESTIMATED YEAR-ONE TAX SAVINGS

**\$106,194**

Based on 38 mills applied to assessed reduction

OVER-ASSESSMENT GAP

**87.7%**

Implied market vs. income-approach value

iv. VALUATION COMPARISON

usd · 2026 tax year

COUNTY ASSESSED VALUE

**\$9,200,500**

Montgomery County, 2026 tax year

IMPLIED CURRENT MARKET

**\$18,970,103**

Assessed ÷ CLR 0.485

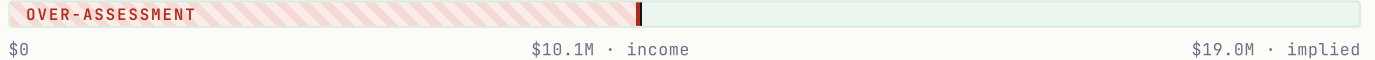
INCOME-APPROACH MARKET

**\$10,105,449**

NOI ÷ 7.00% cap rate

IMPLIED MARKET \$19.0M → INCOME APPROACH \$10.1M

**-\$8,864,654 · -46.7%**



v. INCOME APPROACH INPUTS

per annum

ESTIMATED ANNUAL NOI

**\$707,381**

Market rent × occupancy × NOI margin

CAP RATE APPLIED

**7.00%**

Suburban Philly Industrial comparables

TOTAL MILLS

**38**

County + School + Township composite

vi. APPEAL NARRATIVE

attorney summary

This industrial is assessed at an implied current market value of \$18,970,103, but an income approach using the prevailing suburban Philadelphia cap rate for the class yields \$10,105,449 — a gap of 87.7%.

A reduction toward the income-derived value would produce estimated first-year tax savings of \$106,194 at the applicable millage, with

CONTINUED OVERLEAF

vii. County Assessment Record · viii. Methodology & Sources



SUBJECT PROPERTY · CONT.

## 1155 CONSHOHOCKEN RD, NORRISTOWN PA 19404

Parcel 49-00-02741-45-9 · Industrial / Manufacturing (light) · 84,615 sf · [Owner Contact – Included in Full Package]

Y1 SAVINGS      GAP  
**\$106,194**      **87.7%**

### vii. COUNTY ASSESSMENT RECORD

primary source · evidence a

propertyrecords.montcopa.org/parcel/49-00-02741-45-9      2026-04-26

**MONTGOMERY COUNTY PENNSYLVANIA**

HOME PROPERTY SEARCH CONTACT US

PARID: 490002741459  
[OWNER REDACTED – INCLUDED IN FULL PACKAGE] SHOHOCKEN RD LLC

Appraised Value	
Appraised Land Value	878,450
Appraised Building Value	8,322,050
Appraised Total Value	9,200,500

Assessed Value	
Assessed Land Value	878,450
Assessed Building Value	8,322,050
Assessed Total Value	9,200,500

**Restrictions**

Restrictions

Record Navigator: 1 of 1, Return to Search Results

Actions: Printable Summary, Printable Version

Screenshot from propertyrecords.montcopa.org – Parcel 49-00-02741-45-9 · pulled 2026-04-26 14:32 UTC. Total Assessment of \$9,200,500 highlighted; CLR per Pennsylvania STEB.

### viii. METHODOLOGY & SOURCES

data pull 2026-04-26

#### ASSESSMENT DATA

County assessor public parcel viewer (propertyrecords.montcopa.org). Refreshed monthly; this brief reflects the 2026 tax year roll.

#### INCOME APPROACH

Market value = NOI ÷ cap rate. NOI = market rent × stabilized occupancy × NOI margin. Cap rate benchmarked to suburban Philadelphia industrial comparables, Q1 2026.

#### IMPLIED CURRENT MARKET

Total Assessment ÷ Common Level Ratio. PA STEB CLR for Montgomery County = 0.485, effective 7/1/2025 through 6/30/2026.

#### TAX SAVINGS ESTIMATE

(Current Assessment – Targeted Assessment) × composite millage of 0.0380 (county + school + township). Year-one figure; cumulative savings recur each tax year until next reassessment.

Evidence packet prepared for licensed Pennsylvania tax appeal counsel. Figures are estimates based on public records and modeled inputs; not a certified appraisal. Attorney is responsible for filing, comp validation, and case strategy. OverAssessedRE provides lead generation and evidence packaging only — we do not practice law.

i. SUBJECT PROPERTY · ii. IDENTITY

# 650 MONTGOMERY AVE # S-2

Loc NARBERTH, PA 19072 | Parcel 12-00-02542-01-1 | Type Mixed-Use / Commercial Office/residential (mixed Use) |  
GLA 56,021 sf | Built 2025 | Owner [Owner Contact – Included in Full Package]

iii. THE CASE *at a glance*

ESTIMATED YEAR-ONE TAX SAVINGS

**\$63,911**

Based on 38 mills applied to assessed reduction

OVER-ASSESSMENT GAP

**60.5%**

Implied market vs. income-approach value

iv. VALUATION COMPARISON

usd · 2026 tax year

COUNTY ASSESSED VALUE

**\$6,866,800**

Montgomery County, 2026 tax year

IMPLIED CURRENT MARKET

**\$14,158,351**

Assessed ÷ CLR 0.485

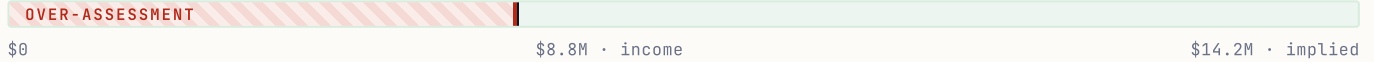
INCOME-APPROACH MARKET

**\$8,823,308**

NOI ÷ 8.00% cap rate

IMPLIED MARKET \$14.2M → INCOME APPROACH \$8.8M

**-\$5,335,043 · -37.7%**



v. INCOME APPROACH INPUTS

per annum

ESTIMATED ANNUAL NOI

**\$705,865**

Market rent × occupancy × NOI margin

CAP RATE APPLIED

**8.00%**

Suburban Philly Mixed-Use comparables

TOTAL MILLS

**38**

County + School + Township composite

vi. APPEAL NARRATIVE

attorney summary

This mixed-use is assessed at an implied current market value of \$14,158,351, but an income approach using the prevailing suburban Philadelphia cap rate for the class yields \$8,823,308 — a gap of 60.5%.

A reduction toward the income-derived value would produce estimated first-year tax savings of \$63,911 at the applicable millage, with

CONTINUED OVERLEAF

vii. County Assessment Record · viii. Methodology & Sources



SUBJECT PROPERTY · CONT.

**650 MONTGOMERY AVE # S-2, NARBERTH PA 19072**

Parcel 12-00-02542-01-1 · Mixed-Use / Commercial Office/residential (mixed Use) · 56,021 sf · [Owner Contact – Included in Full Package]

Y1 SAVINGS      GAP  
**\$63,911**      **60.5%**

**vii. COUNTY ASSESSMENT RECORD**

primary source · evidence a

The screenshot shows the Montgomery County Pennsylvania website interface. The URL in the browser is propertyrecords.montcopa.org/parcel/12-00-02542-01-1. The page displays the following information:

- PARID: 120002542011**
- Parcel:**
  - TaxMapID: 12013 047
  - Parid: 12-00-02542-01-1
  - Land Use Code: 4100
  - Land Use Description: C - RETAIL, OFFICE, APTS. - MULTI-USE
  - Property Location: 650 MONTGOMERY AVE CONDO S-2
  - Lot #: [Redacted]
  - Lot Size: 92347 SF
  - Front Feet: [Redacted]
  - Municipality: NARBERTH
  - School District: LOWER MERION
  - Utilities: ALL PUBLIC//
- Owner:** [Redacted]
- Record Navigator:** 1 of 1, Return to Search Results
- Actions:** Printable Summary, Printable Version

Screenshot from propertyrecords.montcopa.org – Parcel 12-00-02542-01-1 · pulled 2026-04-26 14:32 UTC. Total Assessment of \$6,866,800 highlighted; CLR per Pennsylvania STEB.

**viii. METHODOLOGY & SOURCES**

data pull 2026-04-26

**ASSESSMENT DATA**

County assessor public parcel viewer (propertyrecords.montcopa.org). Refreshed monthly; this brief reflects the 2026 tax year roll.

**IMPLIED CURRENT MARKET**

Total Assessment ÷ Common Level Ratio. PA STEB CLR for Montgomery County = 0.485, effective 7/1/2025 through 6/30/2026.

**INCOME APPROACH**

Market value = NOI ÷ cap rate. NOI = market rent × stabilized occupancy × NOI margin. Cap rate benchmarked to suburban Philadelphia mixed-use comparables, Q1 2026.

**TAX SAVINGS ESTIMATE**

(Current Assessment – Targeted Assessment) × composite millage of 0.0380 (county + school + township). Year-one figure; cumulative savings recur each tax year until next reassessment.

*Evidence packet prepared for licensed Pennsylvania tax appeal counsel. Figures are estimates based on public records and modeled inputs; not a certified appraisal. Attorney is responsible for filing, comp validation, and case strategy. OverAssessedRE provides lead generation and evidence packaging only — we do not practice law.*