

IN THE COURT OF COMMON PLEAS OF LEHIGH COUNTY, PENNSYLVANIA
CIVIL DIVISION – LAW

SAUCON CREEK ASSISTED LIVING LP	:	
	:	
Appellant	:	
	:	
v.	:	No. 2009-C-6217
	:	
BOARD OF ASSESSMENT APPEALS	:	
COUNTY OF LEHIGH	:	
	:	
Appellee	:	
	:	
SOUTHERN LEHIGH SCHOOL DISTRICT	:	
Intervenor	:	
	:	
COUNTY OF LEHIGH,	:	
Intervenor	:	

STIPULATION OF COUNSEL

AND NOW, this ____ day of _____, 2011 comes the Petitioner, Saucon Creek Assisted Living, LP, by its counsel, Joseph A. Fitzpatrick, Jr., Esquire of Fitzpatrick Lentz & Bubba, P.C.; the Respondent, Board of Assessment Appeals of Lehigh County, by its Solicitor, Thomas J. Traud, Jr., Esquire; the Intervenor, Southern Lehigh School District, by its Solicitor, C. Steven Miller, Esquire; the Intervenor, Lehigh County, by its Solicitor, Richard B. Somach, Esquire, with the following Stipulation of Counsel:

1. Petitioner is the owner of a commercial property situated in Upper Saucon Township, Lehigh County, Pennsylvania and commonly known as 4860 Pennsylvania Route 378, designated on the tax maps of Lehigh County as Tax Parcel Identifier No. 642523994442-1. The property is located in Southern Lehigh School District.

2. Petitioner filed an assessment appeal to the Board of Assessment Appeals for tax year 2010 and thereafter filed an appeal in this Honorable Court, seeking reductions in the parcel's current recorded assessed value of \$2,265,100.

3. After further review of the value currently recorded for the property, all parties of record are in agreement that the 2010 fair market value was \$5,180,000, and the 2010 assessed value of the property was \$1,481,500.

4. All parties of record are also in agreement that the revised current fair market value of the property in years commencing on or after January 1, 2011 shall be \$5,030,000, and the revised assessed value of the property shall be reduced to \$1,619,650.00.

5. The parties agree that the Court should enter an Order in the form attached, setting the current market value and the assessed value of the property as hereinabove set forth, and ordering that the case be marked Settled, Discontinued and Ended, with Prejudice.

Joseph A. Fitzpatrick, Jr., Esquire
Fitzpatrick Lentz & Bubba, P.C.
4001 Schoolhouse Lane, PO Box 219
Center Valley, PA 18034
Atty. ID #32970
Attorney for Petitioner

LEHIGH COUNTY BOARD OF ASSESSMENT
APPEALS

By: _____
Thomas F. Traud, Jr., Esquire, Solicitor

SOUTHERN LEHIGH SCHOOL DISTRICT

By: _____
C. Steven Miller, Esquire, Solicitor

COUNTY OF LEHIGH

By: _____
Richard Brent Somach, Esquire,
Assistant County Solicitor