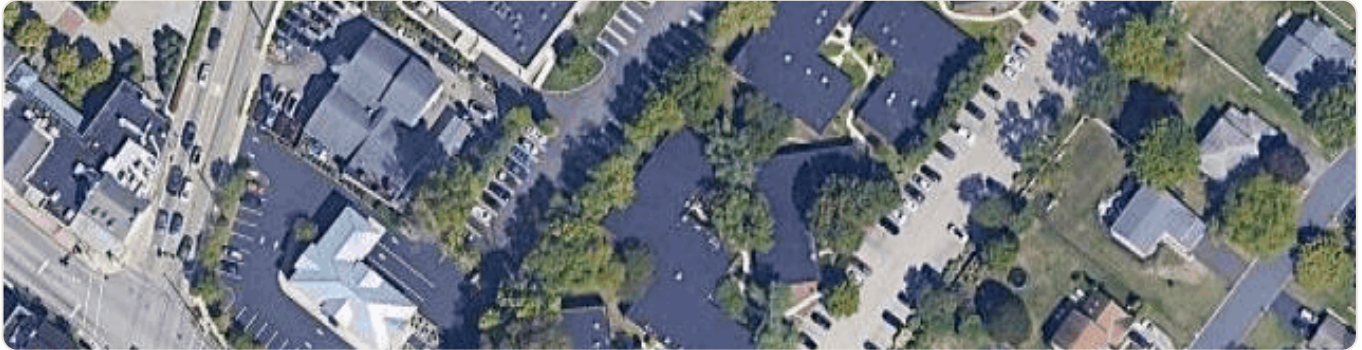


i. SUBJECT PROPERTY · ii. IDENTITY

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]



SATELLITE VIEW – 591 SKIPPACK PIKE, BLUE BELL PA

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

CONTINUED OVERLEAF

vi. Appeal Narrative · vii. County Assessment Record · vii-b. Comparable Sales



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%**

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 comparable relief in each subsequent year until the next reassessment.

vii. COUNTY ASSESSMENT RECORD

primary source · evidence a

propertyrecords.montcopa.org/parcel/66-00-06526-00-5 2026-04-27

MONTGOMERY COUNTY
PENNSYLVANIA

HOME PROPERTY SEARCH CONTACT US

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

Assessment Breakdown

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

PLEASE NOTE: This Assessment Breakdown is shown for informational purposes only. For an assessment appeal, only the TOTAL value can be appealed – not an individual land or building value.

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Location Google Map

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Screenshot from propertyrecords.montcopa.org – Parcel 66-00-06526-00-5 · pulled 2026-04-27 14:32 UTC. Total Assessment of \$3,208,600 highlighted; CLR per Pennsylvania STEB.

Methodology: Assessment data from propertyrecords.montcopa.org (2026 tax year). Implied market = assessed ÷ CLR (0.485). Income approach = NOI ÷ cap rate (suburban Phila. office comps, Q1 2026). Tax savings = (current – targeted assessment) × 0.0380 composite mills.

CONTINUED OVERLEAF

vii-b. Comparable Sales · ix. Filing Information



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-b. COMPARABLE SALES

evidence b · recent transactions for similar properties

Recent transactions for similar properties in Montgomery County

ADDRESS	CITY	TYPE	SQFT	SALE DATE	SALE PRICE
6198 BUTLER PIKE	BLUE BELL	Office	79,497	2025-05-30	\$2,000,000
721 SKIPPACK PIKE	BLUE BELL	Office	140,263	2024-08-08	\$5,800,000
9 RIVER RD	CONSHOHOCKEN	Office	30,562	2025-12-31	\$762,000
6 UNION HILL RD	CONSHOHOCKEN	Office	107,593	2025-10-14	\$6,750,000
1450 UNION MEETING RD	CONSHOHOCKEN	Office	217,800	2025-09-30	\$5,000,000

Comparable sales selected by property type, square footage ($\pm 40\%$), and geographic proximity within Montgomery County. Sales within the last 24 months.

FILING INFORMATION — MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS

Deadline: August 1, 2026 (for 2027 tax year)

Filing Fee: \$200 (commercial/industrial)

Where: One Montgomery Plaza, Suite 301, Norristown PA 19401

Phone: 610-278-3761

Commercial properties must submit 3 years of income/expense statements with the appeal. Three copies of all evidence required.

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]



SATELLITE VIEW – 7000 W BUTLER PIKE # C, AMBLER PA

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%

OVER-ASSESSMENT

\$0

\$2.6M · income

\$7.7M · implied

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

CONTINUED OVERLEAF

vi. Appeal Narrative · vii. County Assessment Record · vii-b. Comparable Sales



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. 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 comparable relief in each subsequent year until the next reassessment.

vii. COUNTY ASSESSMENT RECORD

primary source · evidence a

propertyrecords.montcopa.org/parcel/65-00-10658-03-2 2026-04-27

MONTGOMERY COUNTY PENNSYLVANIA

HOME PROPERTY SEARCH CONTACT US

PARID: 650010658032
[OWNER REDACTED – INCLUDED IN FULL PACKAGE] 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

PLEASE NOTE: This Assessment Breakdown is shown for informational purposes only. For an assessment appeal, only the TOTAL value can be appealed – not an individual land or building value.

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Screenshot from propertyrecords.montcopa.org – Parcel 65-00-10658-03-2 · pulled 2026-04-27 14:32 UTC. Total Assessment of \$3,736,800 highlighted; CLR per Pennsylvania STEB.

Methodology: Assessment data from propertyrecords.montcopa.org (2026 tax year). Implied market = assessed ÷ CLR (0.485). Income approach = NOI ÷ cap rate (suburban Phila. retail comps, Q1 2026). Tax savings = (current – targeted assessment) × 0.0380 composite mills.

CONTINUED OVERLEAF

vii-b. Comparable Sales · ix. Filing Information



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-b. COMPARABLE SALES

evidence b · recent transactions for similar properties

Recent transactions for similar properties in Montgomery County

ADDRESS	CITY	TYPE	SQFT	SALE DATE	SALE PRICE
1042 N BETHLEHEM PIKE	AMBLER	Retail	45,912	2025-07-01	\$875,000
140 N RIDGE AVE	AMBLER	Retail	54,494	2025-05-28	\$1,500,000
2056 OLD SECOND ST PIKE	HUNTINGDON VALLEY	Retail	20,591	2026-02-27	\$1,750,000
1901 OLD YORK RD	ABINGTON	Retail	34,107	2025-09-18	\$1,800,000
1700 OLD YORK RD	ABINGTON	Retail	13,883	2025-09-09	\$450,000

Comparable sales selected by property type, square footage (±40%), and geographic proximity within Montgomery County. Sales within the last 24 months.

FILING INFORMATION — MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS

Deadline: August 1, 2026 (for 2027 tax year)

Filing Fee: \$200 (commercial/industrial)

Where: One Montgomery Plaza, Suite 301, Norristown PA 19401

Phone: 610-278-3761

Commercial properties must submit 3 years of income/expense statements with the appeal. Three copies of all evidence required.

i. SUBJECT PROPERTY · ii. IDENTITY

1198 BELVOIR RD

Loc PLYMOUTH MEETING, PA 19462 | Parcel 49-00-00550-01-3 | Type Warehouse / Mini-warehouse, Storage |
GLA 70,830 sf | Built 1989 | Owner [Owner Contact – Included in Full Package]



SATELLITE VIEW – 1198 BELVOIR RD, PLYMOUTH MEETING PA

iii. THE CASE *at a glance*

ESTIMATED YEAR-ONE TAX SAVINGS

\$60,844

Based on 38 mills applied to assessed reduction

OVER-ASSESSMENT GAP

60%

Implied market vs. income-approach value

iv. VALUATION COMPARISON

usd · 2026 tax year

COUNTY ASSESSED VALUE

\$6,566,000

Montgomery County, 2026 tax year

IMPLIED CURRENT MARKET

\$13,538,144

Assessed ÷ CLR 0.485

INCOME-APPROACH MARKET

\$8,459,126

NOI ÷ 7.00% cap rate

IMPLIED MARKET \$13.5M → INCOME APPROACH \$8.5M

-\$5,079,018 · -37.5%



v. INCOME APPROACH INPUTS

per annum

ESTIMATED ANNUAL NOI

\$592,139

Market rent × occupancy × NOI margin

CAP RATE APPLIED

7.00%

Suburban Philly Warehouse comparables

TOTAL MILLS

38

County + School + Township composite

CONTINUED OVERLEAF

vi. Appeal Narrative · vii. County Assessment Record · vii-b. Comparable Sales



SUBJECT PROPERTY · CONT.

1198 BELVOIR RD, PLYMOUTH MEETING PA 19462

Parcel 49-00-00550-01-3 · Warehouse / Mini-warehouse, Storage · 70,830 sf · [Owner Contact – Included in Full Package]

Y1 SAVINGS GAP
\$60,844 **60%**

vii. APPEAL NARRATIVE

attorney summary

This warehouse is assessed at an implied current market value of \$13,538,144, but an income approach using the prevailing suburban Philadelphia cap rate for the class yields \$8,459,126 — a gap of 60%.

A reduction toward the income-derived value would produce estimated first-year tax savings of \$60,844 at the applicable millage, with comparable relief in each subsequent year until the next reassessment.

vii. COUNTY ASSESSMENT RECORD

primary source · evidence a

propertyrecords.montcopa.org/parcel/49-00-00550-01-3 2026-04-27

MONTGOMERY COUNTY PENNSYLVANIA

HOME PROPERTY SEARCH CONTACT US

Profile PARID: 490000550013
 Accessory Structure OWNER NUMBER - INCLUDED IN FULL PACKAGE 1198 BELVOIR RD
 Assessment Breakdown
 Assessment History
 Commercial
 Hearing Details
 Homestead
 Lot
 Map
 Permits
 Photos
 Residential
 Sales
 Sketch
 Splits and Combinations

Appraised Value

Appraised Land Value	1,248,810
Appraised Building Value	5,317,190
Appraised Total Value	6,566,000

Assessed Value

Assessed Land Value	1,248,810
Assessed Building Value	5,317,190
Assessed Total Value	6,566,000

Restrictions

Restrictions

PLEASE NOTE: This Assessment Breakdown is shown for informational purposes only. For an assessment appeal, only the TOTAL value can be appealed – not an individual land or building value.

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Hours: Monday-Friday 8:30am-4:15pm

Location Google Map

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Screenshot from propertyrecords.montcopa.org – Parcel 49-00-00550-01-3 · pulled 2026-04-27 14:32 UTC. Total Assessment of \$6,566,000 highlighted; CLR per Pennsylvania STEB.

Methodology: Assessment data from propertyrecords.montcopa.org (2026 tax year). Implied market = assessed ÷ CLR (0.485). Income approach = NOI ÷ cap rate (suburban Phila. warehouse comps, Q1 2026). Tax savings = (current – targeted assessment) × 0.0380 composite mills.

CONTINUED OVERLEAF

vii-b. Comparable Sales · ix. Filing Information



SUBJECT PROPERTY · CONT.

1198 BELVOIR RD, PLYMOUTH MEETING PA 19462

Parcel 49-00-00550-01-3 · Warehouse / Mini-warehouse, Storage · 70,830 sf · [Owner Contact – Included in Full Package]

Y1 SAVINGS GAP
\$60,844 **60%**

vii-b. COMPARABLE SALES

evidence b · recent transactions for similar properties

Recent transactions for similar properties in Montgomery County

ADDRESS	CITY	TYPE	SQFT	SALE DATE	SALE PRICE
1710 ROMANO DR	PLYMOUTH MEETING	Warehouse	89,734	2024-07-10	\$4,000,000
415 W RIDGE PIKE	ROYERSFORD	Warehouse	494,842	2026-03-04	\$5,200,000
758 SPRUCE ST	POTTSTOWN	Warehouse	9,248	2026-02-20	\$601,449
1028 COMMERCE DR	POTTSTOWN	Warehouse	286,625	2026-02-20	\$3,955,064
1191 ZARA DR	POTTSTOWN	Warehouse	121,968	2026-01-02	\$1,575,000

Comparable sales selected by property type, square footage ($\pm 40\%$), and geographic proximity within Montgomery County. Sales within the last 24 months.

FILING INFORMATION — MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS

Deadline: August 1, 2026 (for 2027 tax year)

Filing Fee: \$200 (commercial/industrial)

Where: One Montgomery Plaza, Suite 301, Norristown PA 19401

Phone: 610-278-3761

Commercial properties must submit 3 years of income/expense statements with the appeal. Three copies of all evidence required.

i. SUBJECT PROPERTY · ii. IDENTITY

2730 TERWOOD RD

Loc WILLOW GROVE, PA 19090 | Parcel 59-00-16993-00-3 | Type Industrial / Manufacturing (light) | GLA 9,527 sf |
Built 1940 | Owner [Owner Contact – Included in Full Package]



SATELLITE VIEW – 2730 TERWOOD RD, WILLOW GROVE PA

iii. THE CASE *at a glance*

ESTIMATED YEAR-ONE TAX SAVINGS

\$1,532

Based on 38 mills applied to assessed reduction

OVER-ASSESSMENT GAP

27.6%

Implied market vs. income-approach value

iv. VALUATION COMPARISON

usd · 2026 tax year

COUNTY ASSESSED VALUE

\$286,840

Montgomery County, 2026 tax year

IMPLIED CURRENT MARKET

\$591,423

Assessed ÷ CLR 0.485

INCOME-APPROACH MARKET

\$463,500

NOI ÷ 7.00% cap rate

IMPLIED MARKET \$591K → INCOME APPROACH \$464K

-\$127,923 · -21.6%

OVER-ASSESSMENT

\$0

\$464K · income

\$591K · implied

v. INCOME APPROACH INPUTS

per annum

ESTIMATED ANNUAL NOI

\$79,646

Market rent × occupancy × NOI margin

CAP RATE APPLIED

7.00%

Suburban Philly Industrial comparables

TOTAL MILLS

38

County + School + Township composite

CONTINUED OVERLEAF

vi. Appeal Narrative · vii. County Assessment Record · vii-b. Comparable Sales



SUBJECT PROPERTY · CONT.

2730 TERWOOD RD, WILLOW GROVE PA 19090

Parcel 59-00-16993-00-3 · Industrial / Manufacturing (light) · 9,527 sf · [Owner Contact – Included in Full Package]

Y1 SAVINGS GAP
\$1,532 **27.6%**

vii. APPEAL NARRATIVE

attorney summary

This industrial is assessed at an implied current market value of \$591,423, but an income approach using the prevailing suburban Philadelphia cap rate for the class yields \$463,500 — a gap of 27.6%.

A reduction toward the income-derived value would produce estimated first-year tax savings of \$1,532 at the applicable millage, with comparable relief in each subsequent year until the next reassessment.

vii. COUNTY ASSESSMENT RECORD

primary source · evidence a

propertyrecords.montcopa.org/parcel/59-00-16993-00-3 2026-04-27

MONTGOMERY COUNTY PENNSYLVANIA

HOME PROPERTY SEARCH CONTACT US

PARID: 590016993003 2730 TERWOOD RD

OWNER NAME: [REDACTED] - INCLUDED IN FULL PACKAGE

Appraised Value	
Appraised Land Value	123,500
Appraised Building Value	163,340
Appraised Total Value	286,840

Assessed Value	
Assessed Land Value	123,500
Assessed Building Value	163,340
Assessed Total Value	286,840

Restrictions

Restrictions

PLEASE NOTE: This Assessment Breakdown is shown for informational purposes only. For an assessment appeal, only the TOTAL value can be appealed – not an individual land or building value.

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Hours: Monday-Friday 8:30am-4:15pm

Location: Google Map

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Methodology: Assessment data from propertyrecords.montcopa.org (2026 tax year). Implied market = assessed ÷ CLR (0.485). Income approach = NOI ÷ cap rate (suburban Phila. industrial comps, Q1 2026). Tax savings = (current – targeted assessment) × 0.0380 composite mills.

CONTINUED OVERLEAF

vii-b. Comparable Sales · ix. Filing Information



SUBJECT PROPERTY · CONT.

2730 TERWOOD RD, WILLOW GROVE PA 19090

Parcel 59-00-16993-00-3 · Industrial / Manufacturing (light) · 9,527 sf · [Owner Contact – Included in Full Package]

Y1 SAVINGS GAP
\$1,532 **27.6%**

vii-b. **COMPARABLE SALES**

evidence b · recent transactions for similar properties

Recent transactions for similar properties in Montgomery County

ADDRESS	CITY	TYPE	SQFT	SALE DATE	SALE PRICE
2309 WYANDOTTE RD	WILLOW GROVE	Industrial	13,342	2024-06-17	\$750,000
2275 WYANDOTTE RD	WILLOW GROVE	Industrial	13,024	2024-06-13	\$600,000

Comparable sales selected by property type, square footage (±40%), and geographic proximity within Montgomery County. Sales within the last 24 months.

FILING INFORMATION — MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS

Deadline: August 1, 2026 (for 2027 tax year)

Filing Fee: \$200 (commercial/industrial)

Where: One Montgomery Plaza, Suite 301, Norristown PA 19401

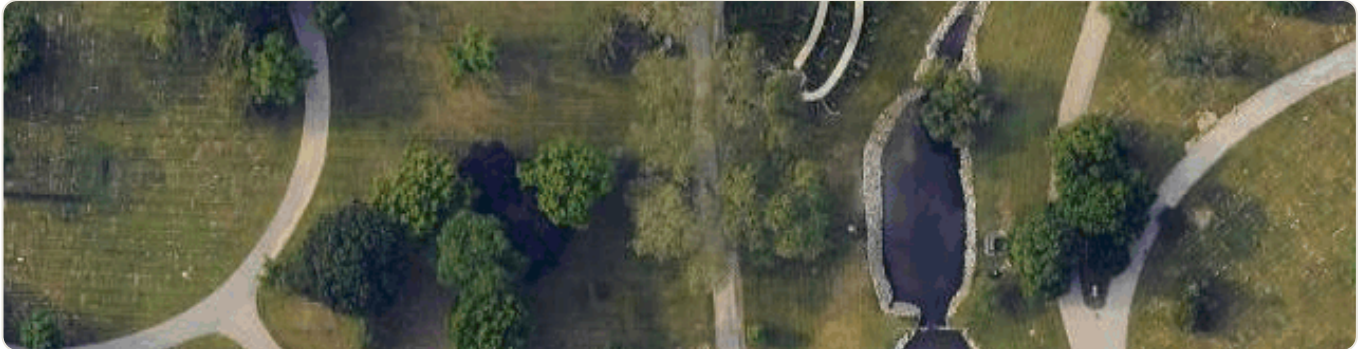
Phone: 610-278-3761

Commercial properties must submit 3 years of income/expense statements with the appeal. Three copies of all evidence required.

i. SUBJECT PROPERTY · ii. IDENTITY

352 S GULPH RD

Loc KING OF PRUSSIA, PA 19406 | Parcel 58-00-17119-00-4 |
Type Mixed-Use / Commercial Office/residential (mixed Use) | GLA 10,437 sf | Built 1760 |
Owner [Owner Contact – Included in Full Package]



SATELLITE VIEW – 352 S GULPH RD, KING OF PRUSSIA PA

iii. THE CASE *at a glance*

ESTIMATED YEAR-ONE TAX SAVINGS

\$11,183

Based on 38 mills applied to assessed reduction

OVER-ASSESSMENT GAP

56.8%

Implied market vs. income-approach value

iv. VALUATION COMPARISON

usd · 2026 tax year

COUNTY ASSESSED VALUE

\$1,250,000

Montgomery County, 2026 tax year

IMPLIED CURRENT MARKET

\$2,577,320

Assessed ÷ CLR 0.485

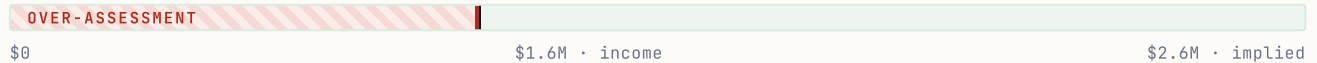
INCOME-APPROACH MARKET

\$1,643,828

NOI ÷ 8.00% cap rate

IMPLIED MARKET \$2.6M → INCOME APPROACH \$1.6M

-\$933,492 · -36.2%



v. INCOME APPROACH INPUTS

per annum

ESTIMATED ANNUAL NOI

\$131,506

Market rent × occupancy × NOI margin

CAP RATE APPLIED

8.00%

Suburban Philly Mixed-Use comparables

TOTAL MILLS

38

County + School + Township composite

CONTINUED OVERLEAF

vi. Appeal Narrative · vii. County Assessment Record · vii-b. Comparable Sales



SUBJECT PROPERTY · CONT.

352 S GULPH RD, KING OF PRUSSIA PA 19406

Parcel 58-00-17119-00-4 · Mixed-Use / Commercial Office/residential (mixed Use) · 10,437 sf · [Owner Contact – Included in Full Package]

Y1 SAVINGS GAP
\$11,183 **56.8%**

vii. APPEAL NARRATIVE

attorney summary

This mixed-use is assessed at an implied current market value of \$2,577,320, but an income approach using the prevailing suburban Philadelphia cap rate for the class yields \$1,643,828 — a gap of 56.8%.

A reduction toward the income-derived value would produce estimated first-year tax savings of \$11,183 at the applicable millage, with comparable relief in each subsequent year until the next reassessment.

vii. COUNTY ASSESSMENT RECORD

primary source · evidence a

propertyrecords.montcopa.org/parcel/58-00-17119-00-4 2026-04-27

MONTGOMERY COUNTY PENNSYLVANIA

HOME PROPERTY SEARCH CONTACT US

PARID: 580017119004 352 S GULPH RD

Assessment Breakdown

Appraised Value	
Appraised Land Value	962,940
Appraised Building Value	287,060
Appraised Total Value	1,250,000

Assessed Value	
Assessed Land Value	962,940
Assessed Building Value	287,060
Assessed Total Value	1,250,000

Restrictions

Restrictions

PLEASE NOTE: This Assessment Breakdown is shown for informational purposes only. For an assessment appeal, only the TOTAL value can be appealed – not an individual land or building value.

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Screenshot from propertyrecords.montcopa.org – Parcel 58-00-17119-00-4 · pulled 2026-04-27 14:32 UTC. Total Assessment of \$1,250,000 highlighted; CLR per Pennsylvania STEB.

Methodology: Assessment data from propertyrecords.montcopa.org (2026 tax year). Implied market = assessed ÷ CLR (0.485). Income approach = NOI ÷ cap rate (suburban Phila. mixed-use comps, Q1 2026). Tax savings = (current – targeted assessment) × 0.0380 composite mills.

CONTINUED OVERLEAF

vii-b. Comparable Sales · ix. Filing Information



SUBJECT PROPERTY · CONT.

352 S GULPH RD, KING OF PRUSSIA PA 19406

Parcel 58-00-17119-00-4 · Mixed-Use / Commercial Office/residential (mixed Use) ·
 10,437 sf · [Owner Contact – Included in Full Package]

Y1 SAVINGS GAP
\$11,183 **56.8%**

vii-b. **COMPARABLE SALES**

evidence b · recent transactions for similar properties

Recent transactions for similar properties in Montgomery County

ADDRESS	CITY	TYPE	SQFT	SALE DATE	SALE PRICE
112 IVY LN	KING OF PRUSSIA	Mixed-Use	10,999	2025-12-19	\$550,000
445 W VALLEY FORGE RD	KING OF PRUSSIA	Mixed-Use	16,557	2024-10-15	\$500,000
400 -402 E MAIN ST	NORRISTOWN	Mixed-Use	3,450	2026-03-03	\$1,050,000
404 E MAIN ST	NORRISTOWN	Mixed-Use	1,921	2026-03-03	\$1,050,000
509 SWEDE ST	NORRISTOWN	Mixed-Use	3,598	2026-01-15	\$487,500

Comparable sales selected by property type, square footage (±40%), and geographic proximity within Montgomery County. Sales within the last 24 months.

FILING INFORMATION — MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS

Deadline: August 1, 2026 (for 2027 tax year)

Filing Fee: \$200 (commercial/industrial)

Where: One Montgomery Plaza, Suite 301, Norristown PA 19401

Phone: 610-278-3761

Commercial properties must submit 3 years of income/expense statements with the appeal. Three copies of all evidence required.