

Agenda
Board of Assessment Appeals
October 7, 2026

- I. OPENING EXERCISES
 - a. Call to order
 - i. Make sure all cell phones are set to be silent
 - b. Roll Call
 - c. Public Comments
 - d. Adoption of minutes from September 2nd, meeting
- II. NEW BUSINESS
 - a. Adopt Assessment Resolutions
 - i. Exonerations
 - ii. Additional Book
 - b. Court Appeal Update
 - i. Rosecroft Center LLC
 - ii. Keystone Properties
 - iii. Robert Razzano
 - c. Changes to the rules and regulations
 - i. Add information requiring a electronic copy (PDF) of appraisals submitted.
 - ii. Email address added to supplement Act29 requirements
- III OLD BUSINESS

Tabled Appeal Decision

Date Time Owner Name Parcel Number
Hearing Type Property
9/2/2026 10:30 AM HUNTERS RENOVATIONS,
LLC 04/0051/0175/000 R R
627 Raymond St **04257900** 101
9/14/2026 09:00 AM OFP WAGRADOL PA2,
LLC C/O RITE AID 13/1807/0550/000 C C5
115 5th St **13039200** 101 *
9/14/2026 09:30 AM SMITH, JOAN M
ETAL%KWOLEK KATHLEEN A
32/4005/0110/000 R R
4029 Ben Franklin Hwy **32116600** 101
9/14/2026 10:00 AM WILLIAMS, JAMES
32/4006/0119E/013 R T
112 Boyd Ave **32902602** 101
9/14/2026 10:30 AM WILLIAMS, KAREN M
36/4607/0251E/000 R R
624 Squaw Run Rd **36128602** 101
9/14/2026 11:00 AM BOEHM, LUKE & KRISTA
36/4629/0106/000 R R
1849 Dutch Ridge Rd **36083509** 101
9/14/2026 11:30 AM CULLEN, HOWARD A
07/0082/0218/000 R R
N Ashland Ave **07028800** 101

9/14/2026 01:30 PM ODELL, DANIEL R &
HANNAH L 28/3609/0110/000 R R
198 West Drive Rd **28043400** 101 *
9/14/2026 02:00 PM CAVALIER, JUSTINE
22/2205/0133/029 R T
539 Continental Ln **22903777** 101
9/14/2026 02:30 PM MANSOUR, ABDUL K T &
SAMIA A 25/2447/0119/000 R R
429 E Maitland **25120900** 101
9/14/2026 03:00 PM GLENN, HAROLD W &
SHARON L 30/3805/0151/000 R R
4117 Harlansburg Rd **30033900** 101
9/14/2026 03:30 PM JEWELL, TESSA J &
CHARLES F 30/3809/0133/000 C C2
415 Old Route 19 **30068500** 101
9/23/2026 09:00 AM VENASCO, JOSEPH &
BARBARA 03/0031/0197/000 C C2
45,400 1116 Croton Ave **03113000** 101
9/23/2026 09:30 AM BADGER, SCOTT D &
BULY, MICHAEL D 31/3906/0102E/000 C C2
323 Gardner Center Rd **31016400** 101
9/23/2026 10:00 AM NEXT LANDING
PROPERTIES, LLC 19/3302/0128/000 C CX
2411 Adella St

Landmark: South New Castle Borough Building
19076700 101 *
9/23/2026 10:00 AM NEXT LANDING
PROPERTIES, LLC 19/3302/0126/000 R LX
700 Adella St 19076300 101 *
9/23/2026 10:00 AM NEXT LANDING
PROPERTIES, LLC 19/3302/0125/000 R LX
700 Adella St 19076400 101 *
9/23/2026 10:00 AM NEXT LANDING
PROPERTIES, LLC 19/3302/0127/000 R LX
700 Adella St 19076500 101 *
9/23/2026 10:00 AM NEXT LANDING
PROPERTIES, LLC 19/3302/0129/000 R LX
700 Adella St 19076600 101 *
9/23/2026 10:30 AM BARKLEY,
CHRISTOPHER M 09/1101/0101C/000 C C1
E Poland Ave 09016400 101 *
9/23/2026 10:30 AM BARKLEY,
CHRISTOPHER M 09/1101/0101H/000 C I
1514 E Poland Ave 09039405 101 *
9/23/2026 10:30 AM BARKLEY,
CHRISTOPHER M 09/1101/0101G/000 R V
E Poland 09039404 101 *
9/23/2026 11:00 AM MORELLA, DARIN J
10/1510/0155/000 R R
215 State Ave 10056300 101 *
9/23/2026 01:30 PM HERCULES CAR WASH
ONE, INC 25/2402/0260A/000 C C2
2515 Wilmington Rd 25229402 101 *
9/23/2026 02:00 PM HUMAN SERVICES
CENTER 02/0035/0444/000 C C1
205 N Mill St 02211400 101 *
9/23/2026 02:00 PM HUMAN SERVICES
CENTER 02/0035/0393/000 C CX
212 N Mercer St 02307800 101 *
9/23/2026 02:00 PM HUMAN SERVICES
CENTER 02/0035/0443/000 C C
N Mill St 02278200 101 *
9/23/2026 02:00 PM HUMAN SERVICES
CENTER 02/0035/0442/000 R L1
N Mill St 02278300 101 *
9/23/2026 02:00 PM HUMAN SERVICES
CENTER 02/0035/0441/000 R L1
N Mill St 02067300 101 *
9/23/2026 02:30 PM HUMAN SERVICES
CENTER 02/0035/0442A/000 R L1
Apple Way 02097000 101 *
9/23/2026 02:30 PM HUMAN SERVICES
CENTER 02/0035/0439/000 R R
E Grant St 02264500 101 *
9/23/2026 02:30 PM HUMAN SERVICES
CENTER 02/0035/0440/000 R L1
N Mill St 02179500 101 *
9/23/2026 02:30 PM HUMAN SERVICES
CENTER 02/0035/0438A/000 R L1
E Grant St 02199900 101 *
9/23/2026 02:30 PM HUMAN SERVICES
CENTER 02/0035/0438/000 R L1
E Grant St 02200000 101 *
10/2/2026 10:00 AM CROSS, KEVIN M &
JENNIFER J 32/4005/0100C/000 R A
3713 Eckert Bridge Rd 32046402 101
10/2/2026 10:30 AM NORTH COUNTRY TRAIL
ASSOC, INC 36/4601/0114A/000 R L3
Chew St 36108800 101 *

10/2/2026 11:00 AM SPECIAL CREATIONS
TRAINING CENTER 37/4701/0197D/000 R R
819 State Route 18 37035701 101 *
10/2/2026 11:30 AM MASONIC BUILDING
ASSOCIATION
%HARDING,
23/1304/0125A/000 C C2
1170 State Route 551/351
Landmark: Meridian Lodge #411
23025100 101 *
10/2/2026 01:30 PM TAYLOR TOWNSHIP
33/4102/0116/000 C C5
2198 State Route 168
Landmark: Reliant Energy
33168500 101 *
10/2/2026 01:30 PM TAYLOR TOWNSHIP
33/4102/0116C/000 R V
State Route 168 33167600 101 *
10/2/2026 02:00 PM KEYSTONE BAPTIST
CHURCH 02/0022/0166/000 C C2
403 E Moody Ave 02308400 101 *
10/2/2026 02:00 PM KEYSTONE BAPTIST
CHURCH 02/0022/0290/000 C C1
Logan St 02308600 101 *
10/2/2026 02:30 PM B F H DEV CO
25/2427A/0164C/000 C C5
3230 Wilmington Rd 25015900 101 *
10/2/2026 03:00 PM SION, IGLESIA
CRISTIANA 31/3909/0163A/000 C C4
2323 Old Butler Rd
Landmark: Good Shepherd Lutheran Church
31409400 101 *
10/2/2026 03:30 PM VICTORY FAMILY
CHURCH OF NORTH
PITTSBUR
34/4201/0242/000 C C5
2869 W State St
2849 W State St
Alsolandmark: Bc3 @ Lawrence
Crossing
34276000 101 *
10/5/2026 09:00 AM CASCADE NEW CASTLE
LLC 01/0042/0266/000 C C1
51 S Beaver St 01070700 101 *
10/5/2026 09:30 AM CASCADE NEW CASTLE
LLC 01/0042/48A/000 C C5
310 S Jefferson St 01070601 101 *
10/5/2026 10:00 AM CASCADE NEW CASTLE
LLC 01/0042/4849/000 C C5
100 S Jefferson St 01070600 101 *
10/5/2026 10:30 AM CASCADE NEW CASTLE
LLC 01/0042/270A/000 C C2
2 S Jefferson St 01001403 101 *
10/5/2026 11:00 AM CASCADE NEW CASTLE
LLC 01/0042/48B/000 C C3
300 S Jefferson St 01070602 101 *
10/5/2026 01:30 PM FREW MILL DIE CRAFTS
INC., 01/0034/0606/000 C C3
311 W Grant St 01042200 101 *
10/5/2026 02:00 PM WISE DEVELOPMENT
LLC, 34/4204/0120A/000 C C2
Frenz Dr 34290200 101 *
10/5/2026 02:00 PM WISE DEVELOPMENT
LLC, 34/4204/0120/000 R L2
W State St 34260600 101 *
10/5/2026 02:30 PM 2623 WILMINGTON ROAD
LLC 25/160/202 C C3

2623 Wilmington Rd 25160202 101 *
10/5/2026 03:00 PM NESHANNOCK
PROFESSIONAL BLDG ASSOC
25/2402/0192/000 R R
2617 Wilmington Rd 25160200 101 *
10/5/2026 03:30 PM AUGUSTINE JOHN
REALTY LLC 25/160/201 C C3
2623 Wilmington Rd 25160201 101 *

- **Postpone adjournment of meeting to end of appeals today.**

10/7/2026 10:30 AM RUPERTO, MICHAEL G &
MICHELE 32/4005/0100D/000 R A
3597 Eckert Bridge Rd 32046406 101
10/7/2026 11:00 AM SIMPSON, BRIAN
26/1410/0177/000 C I
4189 Edinburg Rd 26046400 101
10/7/2026 11:30 AM SLINN, MARK
01/0028/0120D/000 R L3
W Laurel Ave LOT #4 01086704 101
10/7/2026 11:30 AM SLINN, MARK
01/0028/0120E/000 R L2
W Laurel Ave 01086705 101
10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/0140/000 R L1
Lyndal St 05055600 101
10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/0139/000 R L1
536 Lyndal St
PREVIOUSLY 536 LYNDAL ST
05055700 101
10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/0141/000 R L1
Lyndal St 05055800 101
10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/0075/000 R L1
Lyndal St 05057300 101
10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/0074/000 R L1
523 Lyndal St 05156600 101
10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/7778/000 R LX
Lyndal St 05072900 101
10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/0138/000 R L1
Lyndal St 05081100 101

10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/0579/000 R L1
Wilson Ave 05084100 101
10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/0586/000 R L1
Wilson Ave 05084200 101
10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/0585/000 R L1
Wilson Ave 05084300 101
10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/0583/000 R L1
Wilson Ave 05084400 101
10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/0581/000 R L1
Wilson Ave 05084500 101
10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/0589/000 R L1
Arlington Ave 05109100 101
10/7/2026 01:30 PM FLYWHEEL SPORTS
BASED YOUTH
DEVELOPMENT
05/0077/0073/000 R L1
Lyndal St 05152800 101
10/7/2026 02:00 PM DAVES HOMETOWN
MARKET, LLC 13/1802/0281/000 C C1
210 Pittsburgh Circle 13024500 101 *
10/7/2026 02:00 PM DAVES HOMETOWN
MARKET, LLC 13/1802/0282/000 C C1
Pittsburgh Circle 13024700 101 *
10/7/2026 02:00 PM DAVES HOMETOWN
MARKET, LLC 13/1802/0276/000 C C4
234 Pittsburgh 13024800 101 *
10/7/2026 02:00 PM DAVES HOMETOWN
MARKET, LLC 13/1802/0284/000 C CL
202 Pittsburgh Circle 13024900 101 *
10/7/2026 02:00 PM DAVES HOMETOWN
MARKET, LLC 13/1801/0001G/000 R L2
Circle Way 13024600 101 *
10/7/2026 02:00 PM DAVES HOMETOWN
MARKET, LLC 13/1802/0284B/000 R L1
Pittsburgh Circle 13016601 101 *
10/7/2026 02:30 PM WIMER, JAMES H JR &
SUZANNE TRUSTEES
WI
25/2403/118T R R
245 Rosewood 25156609 101
10/7/2026 03:00 PM MERCY HOUSE CHURCH
MERCY HOUSE 29/3703/0135A/000 C CX
4019 Ben Franklin Hwy 29155000 101 *
10/7/2026 03:00 PM MERCY HOUSE CHURCH
MERCY HOUSE 29/3703/0135/000 R R
4019 Ben Franklin Hwy 29125600 101 *