

# LAND ASSESSMENT

# MT. HOLLY SPRINGS 10 AC TRACT

Cumberland County Assessment Office  
One Courthouse Square Room 107  
Carlisle, PA 17013  
(717) 240-6350

Cumberland County Board of Assessment Appeals  
George A. DeMartyn  
Kristin Lehman  
Nancy Godfrey

Hours: 8:00am to 4:30pm

Sean M. Shultz, Solicitor  
Cathy S. Waters, Chief Assessor

Parcel Identifier:  
23-35-2316-133.

FLOHR, DANIEL M  
131 YATES STREET  
MOUNT HOLLY SPRINGS PA 17065

MAILING DATE: OCTOBER 3, 2023  
APPEAL DEADLINE: NOVEMBER 12, 2023

## CHANGE OF ASSESSMENT NOTICE - THIS IS NOT A TAX BILL

This is a notice of a change to the assessed valuation or status of this property.

REASON FOR CHANGE: 30 - NEW PARCEL

RIGHT TO FORMAL APPEAL: If you disagree with the values, tax status, or C&G status on this notice, you may file a formal appeal with the Board of Assessment Appeals, in writing, within 40 days of the date of this notice. Appeals must be received at the address above by the deadline. Appeal Forms, Instructions and Rules and Regulation are available at [www.ccpa.net](http://www.ccpa.net) or at the Assessment Office, 1st Floor Old Courthouse, Carlisle

FUTURE TAX BILLING BASIS		
	OLD	NEW
ASSESSMENT	0	30,500
TAX STATUS	Taxable	Taxable
C&G STATUS		

EFFECTIVE: 01/01/2024 for County/Munic  
07/01/2024 for School

PROPERTY DESCRIPTION
Munic.: 23 - MT HOLLY SPRINGS BORO School: 3 - CARLISLE AREA SD
Control Number: 60073299 Password for free Web Access: CUFQFJG (My Property at <a href="http://CourthouseOnline.com/pa-cu-ao">CourthouseOnline.com/pa-cu-ao</a> )
Property Location: CARLISLE ROAD
DANIEL M & BONNIE L FLOHR INTR 20128563 ALSO 40-35-2316-001
Land Size: .69 acres
Property Type: L1 Vacant Land

MARKET-BASED ASSESSMENT		
	OLD	NEW
Land	0	30,500
Improvements	0	0
TOTAL	0	30,500
100% of Market Value at 2010 Base Year Rates.		

CLEAN AND GREEN (C&G) ASSESSMENT		
	OLD	NEW
Land	N/A	N/A
Improvements	N/A	N/A
TOTAL	N/A	N/A
Land value based on rates provided by the state.		

CHANGE OF TAX BASIS - NET CHANGE		
	COUNTY/MUNIC	SCHOOL
Land	30,500	30,500
Improvements	0	0
TOTAL	30,500	30,500
Effects Future Billing Cycles Only		

Cumberland County Commissioners  
Gary Eichelberger  
Jean Foschi  
Vincent T. DiFilippo

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 131 YATES STREET  
 MOUNT HOLLY SPRINGS PA 17065

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**CHANGE OF ASSESSMENT NOTICE - THIS IS NOT A TAX BILL**

This is a notice of a change to the assessed valuation or status of this property.

REASON FOR CHANGE: 37 - CHANGED LAND ASSESSMENT PER DEED

RIGHT TO FORMAL APPEAL: If you disagree with the values, tax status, or C&G status on this notice, you may file a formal appeal with the Board of Assessment Appeals, in writing, within 40 days of the date of this notice. Appeals must be received at the address above by the deadline. Appeal Forms, Instructions and Rules and Regulation are available at [www.ccpa.net](http://www.ccpa.net) or at the Assessment Office, 1st Floor Old Courthouse, Carlisle

FUTURE TAX BILLING BASIS		
ASSESSMENT	OLD	NEW
TAX STATUS	33,300	57,700
C&G STATUS	Taxable	Taxable

EFFECTIVE: 01/01/2024 for County/Munic  
 07/01/2024 for School

MARKET-BASED ASSESSMENT		
Land	OLD	NEW
Improvements	33,300	57,700
TOTAL	0	0
	33,300	57,700

100% of Market Value at 2010 Base Year Rates.

PROPERTY DESCRIPTION
Munic.: 40 - SOUTH MIDDLETON TWP School: 8 - SOUTH MIDDLETON SD
Control Number: 40005625 Password for free Web Access: CUHIAIXB (My Property at <a href="http://CourthouseOnline.com/pa-cu-ao">CourthouseOnline.com/pa-cu-ao</a> )
Property Location: CARLISLE ROAD
DANIEL M & BONNIE L FLOHR INST 202128563 ALSO 23-35-2316-133 Unit/Lot ID: L-0002 + Land Size: 9.49 acres
Property Type: L3 Vacant Land

CLEAN AND GREEN (C&G) ASSESSMENT		
Land	OLD	NEW
Improvements	N/A	N/A
TOTAL	N/A	N/A

Land value based on rates provided by the State.

CHANGE OF TAX BASIS - NET CHANGE		
Land	COUNTY/MUNIC	SCHOOL
Improvements	24,400	24,400
TOTAL	0	0
	24,400	24,400

Effects Future Billing Cycles Only

Cumberland County Commissioners  
 Gary Eichelberger  
 Jean Foschi  
 Vincent T. DiFilippo

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ORIGINAL