

01-977-CD  
RONALD L. COLLINS et al -vs- CLEARFIELD COUNTY BOARD OF  
ASSESSMENT APPEALS

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

RONALD L. COLLINS and  
GLORIA A. COLLINS,  
Appellants

vs.

: No. 2001-927-CO

CLEARFIELD COUNTY BOARD  
OF ASSESSMENT APPEALS,  
Appellees

: **APPEAL FROM BOARD ACTION ON  
REAL ESTATE ASSESSMENT**

: Filed on behalf of:  
Appellants

: Counsel for this party:  
Ronald L. Collins, Esquire

: Supreme Court No. 36744

: Sobel, Collins & Knaresboro  
Attorneys at Law  
218 South Second Street  
Clearfield, PA 16830

: (814)765-5552  
FAX (814)765-6210

Judy - Judge R has  
recused from this -  
please ask Judge A  
if he will hear it?

Thanks

I will hear it.  
FJA No problem

**FILED**

JUN 20 2001

01:50 PMS

William A. Shaw

Prothonotary

PO

PO -

3 cent to Atty

By Atty Collins

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

RONALD L. COLLINS and  
GLORIA A. COLLINS,  
Appellants

vs. : No.

CLEARFIELD COUNTY BOARD  
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Appellees

**APPEAL FROM BOARD ACTION ON REAL ESTATE ASSESSMENT**

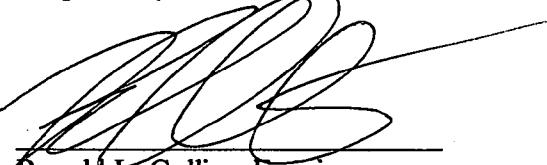
AND NOW comes Appellants, Ronald L. Collins and Gloria A. Collins, who file the following appeal from the action of the Clearfield County Board of Assessment Appeals as follows:

1. That Ronald L. Collins and Gloria A. Collins are the owners of certain premises located in Lawrence Township, Clearfield County, Pennsylvania at Map No. 123.0-K08-229-00021.
2. That Appellants had previously filed a timely appeal to the Clearfield County Board of Assessment Appeals following Notice of Real Estate Assessment for the 2001 tax year.
3. That said appeal was heard by the Board on May 16, 2001.
4. That by Notice dated May 21, 2001, the Board established the market value for the subject premises at \$168,600.00 and the assessed value at \$42,150.00.
5. That Appellant feel aggrieved by said Board action upon the following basis:
  - a. The market value for the subject premises as established by the Board is overstated;

- b. The assignment by the Board of a AA-grade factor was arbitrary, not based on any established objective standard, not uniformly applied to Appellants' premises as compared with other properties with comparable market values, and otherwise over-stated;
- c. That the percent of Appellants' property established as good by the Board is over-stated and otherwise not uniformly applied to Appellants' premises as compared with properties of comparable market value;
- d. That the value of Appellants' land is over-stated when compared with the market value of other comparable lands within the taxing district;
- e. That the Board erred in applying the pre-determined ratio of four (4) to Appellants' established market value to arrive at the assessed value when the common level ratio at the time of Appellants' appeal differed from the pre-determined ratio by more than fifteen percent (15%) contrary to the provisions of "the Fourth to Eighth Class County Assessment Law" at 72 Ps § 5453.702 (c);
- f. That the Board erred in failing to discount the market value of Appellants' premises to the time of the last county wide re-assessment in 1988 thereby depriving Appellants of the equal protection of the laws as guaranteed by the Pennsylvania and United States Constitutions; and
- g. In otherwise over-assessing the value of Appellants' premises.

WHEREFORE, Appellants respectfully request your Honorable Court to review the action of the Board of Assessment and establish the market value of Appellants' premises for the purpose of real estate assessment.

Respectfully submitted,



Ronald L. Collins, Esquire

CP

RONALD L. COLLINS and  
GLORIA A. COLLINS  
Appellants

vs.

CLEARFIELD COUNTY BOARD OF  
ASSESSMENT APPEALS,  
Appellees

APPEAL FROM BOARD ACTION ON  
REAL ESTATE ASSESSMENT

**Stadel, Collins & Barnesboro**  
ATTORNEYS & COUNSELORS AT LAW  
218 SOUTH SECOND STREET  
CLEARFIELD, PENNSYLVANIA 16830  
(814) 765-5552 (814) 765-6655

COPY TO KESNER &  
Assessment

CA

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION

RONALD L. COLLINS and :  
GLORIA A. COLLINS :  
: vs. : No. 01-977-CD  
: :  
CLEARFIELD COUNTY BOARD :  
OF ASSESSMENT APPEALS :  
:

**ORDER**

NOW, this 27 day of June, 2001, upon consideration of Plaintiffs' Appeal from Board Action on Real Estate Assessment in the above matter, a Rule is hereby issued upon Defendant to appear and Show Cause why the Appeal should not be granted. Rule Returnable the 4<sup>th</sup> day of September, 2001, at 9:00 A.M. in Courtroom No. 2, Clearfield County Courthouse, Clearfield, PA.

BY THE COURT:

  
FREDERIC J. AMMERMAN  
Judge

FILED  
JUN 27 2001  
William A. Shaw  
Prothonotary

**FILED**

2cc Amy Collins

JUN 13 2001 1cc Attn: Kasser

1cc Assessment

William A. Shaw  
Prothonotary

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IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION

RONALD L. COLLINS, al

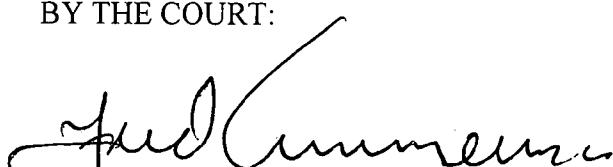
vs. : No. 01-977-CD

CLEARFIELD COUNTY BOARD  
OF ASSESSMENT APPEALS

**ORDER**

AND NOW, this 16 day of August, 2001, it is the ORDER of the Court that hearing on Plaintiffs' Appeal from Board Action of Real Estate Appraisal in the above-captioned matter has been rescheduled from September 4, 2001 to Monday, September 10, 2001 at 1:15 P.M. in Courtroom No. 2, Clearfield County Courthouse, Clearfield, PA.

BY THE COURT:

  
FREDRIC J. AMMERMAN  
Judge

FILED

AUG 16 2001

William A. Shaw  
Prothonotary

**FILED**  
cc Kenner  
cc Collins  
CO/rr/8/2001  
AUG 16 2001  
William A. Shaw  
Prothonotary  
*[Signature]*

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION

RONALD L. COLLINS, al

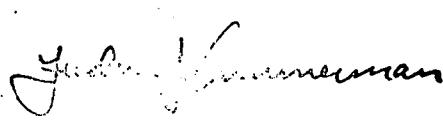
vs. : No. 01-977-CD

CLEARFIELD COUNTY BOARD  
OF ASSESSMENT APPEALS

ORDER

AND NOW, this 25<sup>th</sup> day of August, 2001, it is the ORDER of the Court that hearing on Plaintiffs' Appeal from Board Action of Real Estate Appraisal in the above-captioned matter has been rescheduled from September 10, 2001 to Monday, September 17, 2001 at 9:00 A.M. in Courtroom No. 2, Clearfield County Courthouse, Clearfield, PA. Two (2) hours have been allotted for this matter.

BY THE COURT:

  
FREDRIC J. AMMERMAN

Judge

**FILED**

AUG 23 2001

William A. Shaw  
Prothonotary

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William A. Shafner  
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CIVIL DIVISION

RONALD L. COLLINS and  
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vs. : No. 01-977-CD

CLEARFIELD COUNTY BOARD  
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: **APPEAL FROM BOARD ACTION ON  
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: Counsel for this party:  
Ronald L. Collins, Esquire

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FILED  
SEP 14 2001  
William A. Shaw  
Prothonotary

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CLEARFIELD COUNTY BOARD  
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Appellees

**P R A E C I P E**

To William Shaw, Prothonotary

Kindly mark the above captioned appeal as WITHDRAWN.

Respectfully submitted,



Ronald L. Collins, Esquire

No. 01-977-CO

RONALD L. COLLINS and  
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vs.

CLEARFIELD COUNTY BOARD OF  
ASSESSMENT APPEALS,  
Appellees

P R A E C I P E

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WES  
William A. Shaw  
Probateary

Scobel, Collins & Kharasboro  
ATTORNEYS & COUNSELORS AT LAW  
218 SOUTH SECOND STREET  
CLEARFIELD, PENNSYLVANIA 16830  
(814) 765-5552 (814) 765-6555

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION

RONALD L. COLLINS, al :  
vs. : No. 01-977-CD  
CLEARFIELD COUNTY BOARD :  
OF ASSESSMENT APPEALS :  
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**ORDER**

AND NOW, this 16 day of August, 2001, it is the ORDER of the Court that hearing on Plaintiffs' Appeal from Board Action of Real Estate Appraisal in the above-captioned matter has been rescheduled from September 4, 2001 to Mondav, September 10, 2001 at 1:15 P.M. in Courtroom No. 2, Clearfield County Courthouse, Clearfield, PA.

BY THE COURT:

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FREDRIC J. AMMERMAN  
Judge