



David A. Schneider

Partner

Real Estate Tax Appeal



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Overview

David handles valuation related litigation, including complex commercial and industrial tax appeals in Pennsylvania, New Jersey and throughout the Mid-Atlantic Region. He is also a licensed Pennsylvania State Certified General Appraiser, the state's highest commercial appraiser designation. His practice represents several of the largest property owners in the state with multiple big wins. David also advises clients regarding potential real estate tax liability for property being considered for purchase and/or development. David is experienced as lead counsel at trial, oral argument, and hearings before various courts and quasi judicial tribunals. His tax appeal and appraisal experience involves a variety of property types, including major industrial buildings, office complexes, retail developments, residential subdivisions, apartment complexes, mid-scale and full-service hotels, vacant land, and various special use properties.

Clients enjoy working with David and appreciate his responsiveness. He continually strives to achieve favorable results and meet or exceed his clients expectations. He is highly efficient in reducing real estate taxes for property owners and investors often one of their largest expenses, which also adds value to their portfolio. They genuinely appreciate the work he performs on their behalf.

David is a former Pennsylvania Superior Court law clerk to Judge Richard B. Klein. Prior to joining the firm, he was associate general counsel to a real estate development company, where he handled all matters related to acquisitions, development, leasing, management, and sales for a portfolio of retail, office and residential properties.

Representative Experience

Philadelphia Representative Matters:

- 130 N 18th (One Logan Square Office Tower)
- 100-20 N 18th (Two Logan Square Office Tower)
- 1717 Arch #B (Three Logan Square Office Tower)
- 2005 Market (One Commerce Square Office Tower)
- 2001 Market (Two Commerce Square Office Tower)
- 1900 Market (Office Tower)
- The Wannamaker Building (Office Tower)
- 22-34 S. 17th Street (United Plaza Office Tower)
- Dave & Busters and Marina (5 Pier Waterfront Project)
- The University of the Arts - Merriam Theater
- 618-34 Market (Retail / Parking Garage)
- 1429-33 Walnut St (Mixed Use)
- 2017-23 Chestnut St (Multi-family)
- 1500 Locust Apartments
- Venice Lofts (Multi-family)
- The Edge at Avenue North (Student Housing)
- Deer Meadows Retirement Community
- Crown Cork & Seal (Corporate Headquarters)
- Quartermaster Plaza Shopping Center
- South Philadelphia Shopping Center
- The Latham Hotel
- Philadelphia Marriott Downtown

Real Estate Tax Appeal Results* Have Included:

- \$47 million in property value reductions for three Philadelphia center city office towers resulting in over \$2.3 million in estimated tax savings.



- \$82 million in property value reductions for vacant land in Philadelphia resulting in over \$1.1 million in real estate tax savings.
- \$51 million in property value reductions for parking garage in Philadelphia resulting in over \$1.2 million in estimated tax savings.
- \$14 million in property value reductions for shopping center in Philadelphia resulting in over \$300,000 in estimated tax savings.
- \$15 million in property value reductions for mixed use property in Philadelphia resulting in over \$200,000 in real estate tax savings.
- \$52 million in property value reductions for two New Jersey office buildings resulting in a 45 percent reduction in tax liability and \$1.0 million in tax savings.
- \$29 million in property value reductions for a refrigerated warehouse facility in Pennsylvania.
- \$18.6 million in property value reductions for an industrial facility in Pennsylvania resulting in a 71 percent reduction in tax liability.
- \$1.3 million in tax savings for a partially completed 85 acre mixed use commercial and industrial development in New Jersey.
- 90 percent reduction in tax liability for a five pier waterfront mixed-use project in Philadelphia.

**Results may vary depending on your particular facts and legal circumstances*

Professional and Community Involvement

- Pennsylvania State Certified General Real Estate Appraiser
- Affiliate, Appraisal Institute
- Member, New Jersey State Bar Association, Taxation Section
- Member, Pennsylvania Bar Association
- Member, Institute for Professionals in Taxation

Select Articles

- Client Advisory: [Philadelphia Property Reassessments for Tax Year 2023](#) (May 2022)
- Client Advisory: [Taxing Authority “Spot” Appeals – Where Maximizing Tax Revenue and Uniformity Conflict](#) (March 2018)
- Client Advisory: [Pennsylvania Supreme Court Rules Selective Reverse Appeals are Unconstitutional](#) (July 2017)



- Client Advisory: [Philadelphia 2018 Commercial and Industrial Real Estate Reassessment](#) (April 2017)
- Client Advisory: [Delaware County to Implement a Countywide Reassessment in 2021](#) (March 2017)

Past Speaking Engagements and Seminars

- Property Tax Symposium: Shady Taxing Jurisdiction Practices and How to Protect Your Employer and Client Interests (November 2023)
- Tax Conference: The Sales Price Dilemma: What's Being Bought vs. What's Being Taxed (June 2022)
- CLE Seminar: Assessment Law & Practice in Pennsylvania (April 2022)
- Property Tax Symposium: Taxing Authorities on the Attack – Defending “Reverse” Appeals and Increase Claims (November 2018)
- PBI Seminar: Pennsylvania Property Taxes - the Good, the Bad and the Ugly (July 2018)
- Philadelphia OPA Evaluators: Highest and Best Use - Important Factors to Consider (April 2018)
- CLE Seminar: Pennsylvania Assessment Law and Procedure, Reverse Appeals and Reassessments (April 2018)
- Philadelphia OPA Evaluators: Understanding Leases - Types, Terms, and Impact on Assessment (February 2018)
- City of Philadelphia Law Department: Philadelphia Real Estate Tax Assessments 101 (June 2017)
- CLE Seminar: Philadelphia Commercial Real Estate - 2017 Reverse Appeals and 2018 Reassessment (May 2017)
- Philadelphia OPA Evaluators: Assessment Law, Appeal Procedures and Trial & Potential Impact of Camden Waterfront Project on Value (February 2017)
- Friedman, LLP: Local Property Taxation and Appeals, Pennsylvania, New Jersey and Other Mid-Atlantic Coast States (December 2016)
- Property Tax Symposium: In-Depth Capitalization Rate Review (November 2016)

Credentials

Education

- Villanova University, JD
- University of Utah, BS

Bar Admissions



- New Jersey
- Pennsylvania

Offices

- Philadelphia, PA
- Princeton, NJ

Areas of Focus

Practice

- Condemnation & Eminent Domain
- Real Estate Tax Appeal

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