




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

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
- Member, New Jersey State Bar Association, Taxation Section
- Member, Pennsylvania Bar Association
- Member, Institute for Professionals in Taxation



Select Articles

- “[State Tax Equalization Board Releases 2024 Common Level Ratios](#),” *Archer Client Advisory* (June 2025)
- “[Philadelphia Property Reassessments for Tax Year 2025](#),” *Archer Client Advisory* (August 2024)
- “[State Tax Equalization Board Releases 2023 Common Level Ratios](#),” *Archer Client Advisory* (June 2024)
- “[Philadelphia Property Reassessments for Tax Year 2023](#),” *Archer Client Advisory* (May 2022)
- “[Taxing Authority “Spot” Appeals – Where Maximizing Tax Revenue and Uniformity Conflict](#),” *Archer Client Advisory* (March 2018)
- “[Pennsylvania Supreme Court Rules Selective Reverse Appeals are Unconstitutional](#),” *Archer Client Advisory* (July 2017)
- “[Philadelphia 2018 Commercial and Industrial Real Estate Reassessment](#),” *Archer Client Advisory* (April 2017)
- “[Delaware County to Implement a Countywide Reassessment in 2021](#),” *Archer Client Advisory* (March 2017)

Select Speaking Engagements and Seminars

- “Artificial Intelligence for Property Appraisal: Will It Replace the Assessor,” Institute for Professionals in Taxation, Tax Symposium (November 2025)
- “Strategies for Working Toward Successful Settlements in Property Tax Appeals,” Institute for Professionals in Taxation, Tax Conference (June 2025)
- “The Short Road to the Bottom,” Tax Conference, The Office Market, Institute for Professionals in Taxation (June 2024)
- “Assessment Law & Practice in Pennsylvania,” Pennsylvania Bar Institute Seminar (2024)
- “Shady Taxing Jurisdiction Practices and How to Protect Your Employer and Client Interests,” Property Tax Symposium (November 2023)
- “The Sales Price Dilemma: What’s Being Bought vs. What’s Being Taxed,” Tax Conference (June 2022)
- “Assessment Law & Practice in Pennsylvania,” CLE Seminar (April 2022)
- “Taxing Authorities on the Attack – Defending “Reverse” Appeals and Increase Claims,” Property Tax Symposium (November 2018)
- “Pennsylvania Property Taxes - the Good, the Bad and the Ugly,” Pennsylvania Bar Institute Seminar (July 2018)
- “Highest and Best Use - Important Factors to Consider,” Philadelphia OPA Evaluators (April 2018)



- “Pennsylvania Assessment Law and Procedure, Reverse Appeals and Reassessments,” CLE Seminar (April 2018)
- “Understanding Leases - Types, Terms, and Impact on Assessment,” Philadelphia OPA Evaluators (February 2018)
- “Philadelphia Real Estate Tax Assessments 101,” City of Philadelphia Law Department (June 2017)
- “Philadelphia Commercial Real Estate - 2017 Reverse Appeals and 2018 Reassessment,” CLE Seminar (May 2017)
- “Assessment Law, Appeal Procedures and Trial & Potential Impact of Camden Waterfront Project on Value,” Philadelphia OPA Evaluators (February 2017)
- “Local Property Taxation and Appeals, Pennsylvania, New Jersey and Other Mid-Atlantic Coast States,” Friedman, LLP (December 2016)
- “In-Depth Capitalization Rate Review,” Property Tax Symposium (November 2016)

Credentials

Education

- Villanova University Charles Widger School of Law, JD
- University of Utah, BS

Admissions

- New Jersey
- Pennsylvania

Offices

- Philadelphia, PA
- Princeton, NJ

Areas of Focus

Practice

- Condemnation & Eminent Domain
- Real Estate Tax Appeal



