



The Office of Property Assessment

Property Location	
Address:	1717 ARCH ST
Unit Number:	
Zip Code:	191032706
Zoning:	C4
Zoning Description:	Multi Story Office

Owner Information	
Owner(s):	BRANDYWINE OPERATING PART
Account Number:	883059002
Mailing Address:	C/O TAX ADMINISTRATION , SUITE 100 555 E LANCASTER AVE RADNOR PA, 19087

Property Characteristics	
Land Area:	77828 SqFt
Improvement Description:	OFF/BLDG COMM NO GAR MASO
Improvement Area:	1200004 SqFt
Beginning Point:	NEC 18TH ST
Exterior Condition:	Above Average

Certified Values for 2012	
Market Value:	\$127,000,000
Assessed Land (Taxable):	\$7,500,000
Assessed Improvement (Taxable):	\$33,140,000
Assessed Land (Exempt):	\$0
Assessed Improvement (Exempt):	\$0
Total Assessment:	\$40,640,000

Sale Information	
Sale Date:	8/4/2010
Sale Price:	\$128,989,713
Tax Information	
Real Estate Tax:	\$3,833,164.80

Certified Values							
Year	Market Value	Assessed Land (Taxable)	Assessed Land (Exempt)	Assessed Improvement (Taxable)	Assessed Improvement (Exempt)	Total Assessment	Gross Tax
2012	\$127,000,000	\$7,500,000	\$0	\$33,140,000	\$0	\$40,640,000	\$3,833,164.80
2011	\$127,000,000	\$7,500,000	\$0	\$33,140,000	\$0	\$40,640,000	\$3,690,924.80
2010	\$127,000,000	\$7,500,000	\$0	\$33,140,000	\$0	\$40,640,000	\$3,358,489.60
2009	\$127,000,000	\$7,500,000	\$0	\$33,140,000	\$0	\$40,640,000	\$3,358,489.60
2008	\$127,000,000	\$7,500,000	\$0	\$33,140,000	\$0	\$40,640,000	\$3,358,489.60
2007	\$127,000,000	\$7,500,000	\$0	\$33,140,000	\$0	\$40,640,000	\$3,358,489.60
2006	\$131,000,000	\$7,500,000	\$0	\$34,420,000	\$0	\$41,920,000	\$3,464,268.80

© 2006 Office of Property Assessment. All Rights Reserved.

Bell Atlantic Tower, 1717 Arch Street (sold for \$128,989,713 in 8/10)				
Tax Year	2012	2013	2013	2013
Market value	\$ 127,000,000	\$ 127,000,000	\$ 127,000,000	\$ 127,000,000
Pre-determined ratio	0.32	1.0	1.0	1.0
Assessed value	\$ 40,640,000	\$ 127,000,000	\$ 127,000,000	\$ 127,000,000
Tax rate: current rate for 2012 and range of potential rates under AVI for 2013	9.43%	1.50%	1.25%	1%
Tax liability	\$ 3,833,165	\$ 1,905,000	\$ 1,587,500	\$ 1,270,000
Net potential savings from AVI	N/A	\$ 1,928,165	\$ 2,245,665	\$ 2,563,165
Potential percentage reduction in tax bill due to AVI	N/A	50.30%	58.59%	66.87%