

IN THE COMMONWEALTH COURT OF PENNSYLVANIA

Duffield House Associates, L.P. : **CASES CONSOLIDATED**

v. : No. 1501 C.D. 2019

City of Philadelphia :

Appeal of: City of Philadelphia and  
School District of Philadelphia :

Kennedy House, Inc. :

v. : No. 1502 C.D. 2019

City of Philadelphia :

Appeal of: City of Philadelphia and  
School District of Philadelphia :

1700 Associates, L.P. :

v. : No. 1504 C.D. 2019

City of Philadelphia  
and School District of Philadelphia :

Appeal of: City of Philadelphia and  
School District of Philadelphia :

PRU 1901 Market LLC a/k/a  
1901-1917 Market Street  
1901-17 Market Street :

v. : No. 1505 C.D. 2019

City of Philadelphia :

Appeal of: City of Philadelphia and  
School District of Philadelphia :

921 Tyson Avenue Associates, LP :  
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 v. : No. 1506 C.D. 2019  
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 City of Philadelphia :  
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 Appeal of: City of Philadelphia and :  
 School District of Philadelphia :  
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 211 N. 13th Street Associates, L.P. :  
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 v. : No. 1507 C.D. 2019  
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 City of Philadelphia :  
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 Appeal of: City of Philadelphia and :  
 School District of Philadelphia :  
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 Liberty Place Retail Associates, et al. :  
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 v. : No. 1508 C.D. 2019  
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 City of Philadelphia :  
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 Appeal of: City of Philadelphia and :  
 School District of Philadelphia :  
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 2990 Holme Realty, LLC, :  
 :  
 v. : No. 1509 C.D. 2019  
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 City of Philadelphia :  
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 Appeal of: City of Philadelphia and :  
 School District of Philadelphia :

Clear Channel Outdoor, Inc. :  
and Outfront Media Inc. :  
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v. : No. 1510 C.D. 2019  
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City of Philadelphia :  
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Appeal of: City of Philadelphia and :  
School District of Philadelphia :  
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Mifflin Street Associates, L.P. :  
 :  
v. : No. 1511 C.D. 2019  
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City of Philadelphia :  
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Appeal of: City of Philadelphia and :  
School District of Philadelphia :  
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Bleigh Street Management LLC t/a :  
State Road Storage LP :  
 :  
v. : No. 1512 C.D. 2019  
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City of Philadelphia :  
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Appeal of: City of Philadelphia and :  
School District of Philadelphia :  
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Post Monroe, L.P. :  
 :  
v. : No. 1513 C.D. 2019  
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City of Philadelphia :  
 :  
Appeal of: City of Philadelphia and :  
the School District of Philadelphia :

LMM Associates, Mifflin Street :  
Associates, L.P., 135 S. 18th St. :  
Associates, CLBW Associates, L.P., :  
and Highland Holmesburg Associates, :  
L.P. :

v. :

No. 1516 C.D. 2019

City of Philadelphia and the School :  
District of Philadelphia :

Appeal of: Board of Revision of :  
Taxes of the City of Philadelphia :

Liberty Place Retail Assoc, Phila :  
Liberty Place LP, PA - 1601 Market :  
Street LIM, Independence Center :  
Realty LP, Property Owner LLC, :  
Cummins Ellen-Deane, SRI Eleven :  
1818 Market LLC, Bellevue :  
Associates, 1760 Market Partners, :  
L.P., 1912-20 Arch Street Associates, :  
L.P., 2040 Market Street Associates :  
Owner, L.P., Panco CC Rittenhouse :  
Row Exchange, LP and Rittenhouse :  
Row Investors, L.P., William Penn :  
House, Inc., Rittenhouse Plaza, Inc., :  
1326 Chestnut Owner LLC, BJP 1021 :  
Owner LLC, BJP 106-114 Owner :  
LLC, Thomas Jefferson University, :  
BJP 123-127 Owner LLC, BJP 15-21 :  
Owner LLC, BJP Chester Owner :  
LLC, Rittenhouse Claridge LP, 1627 :  
PS Associates LP, South 12th Street :  
Owner L, 2400 Locust Associates, :  
2901 Welsh Road Associate, 3-05 :  
Chester A V LLC, 306 South Street :  
Owner LLC, 308 South Street Owner :  
LLC, 4100 Longshore Ave Longshore :  
Arms, 4333 Kelly Drive Assc. LP, :

509 Vine St. TCE LP., a PA Limited :  
Partnership, 524 South Street Owner :  
LLC, 526 South Street Owner LLC, :  
530 South Street Owner LLC, :  
538 South Street Owner LLC, 700 :  
South Street Owner LLC, 777 South :  
Broad Street Associates, 7th St. :  
Chestnut Associates, 909 Group LP, :  
AL RE Properties LLC, Algonquin :  
Associates, Andover Court :  
Apartments, AP RAD Venture, :  
Archworks Philadelphia LLC and :  
Archworks Investment LP, Awbury :  
Apts 2013 LP, Bainbridge SR, :  
Barrie Place 2002 LP, Belmont :  
Investments 2012, Beyerwood 95 :  
Realty Assoc, Borinquen Plaza Assoc, :  
Bradford Ryan 86 Assoc, Broad and :  
Pine Associates, Broad and South :  
Associates, Broad and Spruce :  
Associates, Road Plaza LP, :  
Broadmore 2004 LP, Centra :  
Associates, Centra Associates LP, :  
Chapelcroft Holdings LP, Charter :  
Court Apartments, Cheswal LP, :  
Cheswal LPP, Clivenden 2002 LP, :  
Clivenden Wayne Associates, :  
Congress Hall 2004 LP, Corporation :  
of the Presiding Bishop, Crestwood :  
Properties 2004 Matzmiach Yeshua :  
LLC, Delaware Avenue LLC, :  
Delaware Valley Real Estate, Domino :  
Lane Partners LP, Easyfine Asia Ltd., :  
Edmund Street Properties, Elkins :  
Apartment Partners, Everett Court :  
Associates, Fairfield Parts 2014 LP, :  
Fernhill Park Apartments, Foodarama :  
Markets, Gateway Enclave LP, :  
Giannascoli Realty Group, Goldmont :  
Realty Corp., Green Lion Group LLC, :

H R Brainbridge, Hampshire House :  
Investments and Hampshire House :  
Partners, Hedley Street LLP, Hill :  
House Apartment Assoc, HMC OLS :  
II LP, Honey Nuts LLC, JAR :  
Chocolate Works LP, JAR Packard :  
Property LP, JAR Strawberry Court :  
LP, JAR Trinity LP, JAR Waterfront :  
LP, Johnson Court Investors LP and :  
Johnson Court Partners LP, Kentwood:  
Associates Inc., L B Real Estate :  
Holdings, L3C Alden Park :  
Apartments TIC 1 LLC, Langdon :  
2007 Associates and Langdon :  
Street Investment, Lawndale 99 :  
Associates L, Level Place Owner :  
LLC and ECU2002 Passyunk LLC, :  
Lobro Associates, Medary Court Apts :  
LP, Michael Axelrod TR, Michael :  
Young Trust, Mighty Richmond :  
House LLC, MPD Management Co., :  
MREF 401 LP, Mutual Associates :  
Ltd, Netherfield Corporation, :  
Northeast Apart Assoc LP and :  
Bassman Family LP NE LLC, One :  
Riverside Associates, Overseers of :  
Public School William Penn Charter :  
School, Oxford Apartment Partners :  
LP, Oxford Manor 2002 LP, :  
Parametric Garage Associates, Park :  
Bradford Apartments, Parker Place :  
Partners LP, Parkside Walnut LLC, :  
Paseo Verde New Market LP, Phila :  
Auth Ind Dev, Phila Auth Ind Dev c/o :  
Atwen Assoc, PhilPenn North Joint :  
Venture, PIDC Financial Corporation, :  
Pike Street LLC, Rhawn Terrace :  
2002 LP, Robert Court Associates, :  
Roosevelt Bowling Partners, RSW :  
Premier Holdings LLC, S R :

Bainbridge St, Sansom Asset :  
Management, Schuylkill Park, Sidco :  
Associates, Six Penn Center :  
Associate, Soskin Milton TR and :  
Soskin Miriam TR, SREP Regency :  
Apts LP, Station Realty Holdings :  
LLC, Stenton House Apt LP, Transit :  
Village Affordable, TRS Univ. of :  
Penn, W & W Realty LLC, :  
Wadsworth Manor Partners, :  
Wallingford 2007 Associate, :  
Washington Service Corp, Welsh :  
2007 Associates LP and Longshore :  
TSNY Associates, William D. :  
Staffieri, William Staffieri, Windsor :  
Associates Ltd., Windsor Estates :  
Apts Lp, Windsor Terrace Apts LP, :  
Winmont Apartment Partner, Wood :  
St. Assoc. LP, WWW Premier :  
Holdings LLC, 1015 Chestnut Street :  
Associates, LP, 1220 Sansom :  
Associates, 1222 Arch Street :  
Partners, LP, 123-29 Chestnut Street :  
Associates, 1520 Locust Street :  
Associates, L.P., 1608 Walnut Street :  
Associates, LP, 18th & Sansom :  
Street, L.P., 19th & Sansom :  
Corporation, 2031 South Street :  
Associates, L.P., 2045 Associates, :  
L.P., 2114 Arch Street Associates, :  
LP, 2121 Market Street Associates, :  
L.P., 218 Arch Street Associates, :  
L.P., 2301 JFK Owner LP, 2311 :  
Spruce St Partners, 235 S 15th Street :  
Partners, 23rd Street Garage VII, :  
L.P., 2663 Partners, L.P., 312 Walnut :  
Street Associates, L.P., 600 North :  
Broad Associates, LP, 622 Owner :  
L.P., 625 Vernon Road, L.P., 701 :  
Sansom St Partners LP, 822 Pine :

Street LLC, 913 Wallace Street :  
 Associates, L.P., Alvin N. Shapiro, :  
 Carlyle 1612 South Street, L.P., :  
 CPI/APG Pepper Building Owner, :  
 LLC, Embassy Associates, Empire :  
 Building Partners, Executive House :  
 Investors, L.P., Fishers Crossing :  
 Realty L.P., Et Al., G2S2 Associates, :  
 L.P., JB Venture 4 LLC, KC House :  
 LLC, Knockwood Associates, L.P., :  
 L-A 1229 Chestnut Street, L.P., LA :  
 1300 Chestnut Associates, L.P., Leelo :  
 Properties, Leroy E Kean Family :  
 Foundation, Leroy E Kean, Et. Al., :  
 Market Street Apartment Associates, :  
 LLC, Midtown Associates, LP, :  
 Parkway Associates, PM Owner L.P., :  
 PMC 33 N 22nd Street Associates LP, :  
 SAB Holdings, L.P., Et. Al., Savoy :  
 Properties, Spruce 1530, LLC, :  
 Temploy University, Et. Al., USRE :  
 339 S 13th LP, USRE 412 S 13th LP, :  
 Walnut Square Partners, Ltd., :  
 Washington Square Partners, L.P., :  
 Wister Green Armstrong 525, LP :  
 :  
 v. : No. 1517 C.D. 2019  
 :  
 City of Philadelphia and the Board of :  
 Revision of Taxes :  
 :  
 Appeal of: Board of Revision of :  
 Taxes of the City of Philadelphia :

**PER CURIAM**

**ORDER**

NOW, September 28, 2021, having considered Designated Appellant’s application for reargument and Appellees’ answer in response thereto, the application is denied.