



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you
Are hereby notified of your assessment for the current year **2013** as finalized by the
Real Property Tax Appeals Commission for the property described. If YOU
WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION
BELOW

Date: January 31, 2013

Legal Description of Property

Square: 0253 Lot: 0030

Property Address: F Street NW

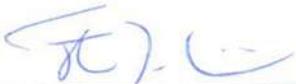
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	2,542,000	Land	2,542,000
Building	-0-	Building	-0-
Total	\$ 2,542,000	Total	\$ 2,542,000

Rationale:

The Petitioner argues that the Office of Tax and Revenue (OTR) assessed the subject property as a development site and that the income approach to value is most appropriate. Prior to the Real Property Tax Appeals Commission (RPTAC) hearing, OTR made adjustments and assessed the subject property using the income approach.

The Commission finds OTR's income and expense allowance are supported by the rent roll and the income and expense reports. The Commission also finds OTR's capitalization rate to be reasonable and supported by the market. The OTR adjustments resulted in a reduction and a new OTR recommended value of \$2,477,800. OTR's new recommended value does not meet the five percent rule as contained in D.C. Official Code §47-825.01a(e)(4)(C)(ii)(2012 Supp.). The original assessment is therefore sustained.

COMMISSIONER SIGNATURES


Trent Williams


Karla Christensen


Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30th of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



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Date: January 31, 2013

Legal Description of Property

Square: 0253 Lot: 0804

Property Address: 1309 F Street NW

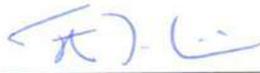
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	3,320,000	Land	3,320,000
Building	209,360	Building	209,360
Total	\$ 3,529,360	Total	\$ 3,529,360

Rationale:

The Petitioner raises the following issues in this appeal: rents, expense allowance, vacancy, and capitalization rate. Prior to the Real Property Tax Appeals Commission (RPTAC) hearing, the Office of Tax and Revenue (OTR) made adjustments to the rents, expense allowance, vacancy, and capitalization rate.

The Commission finds OTR's income, expense allowance, and capitalization rate to be reasonable and supported by the market. Based on both the hearing testimony and the evidence provided in this case, the Commission finds that the Petitioner failed to demonstrate by a preponderance of the evidence that OTR's proposed assessment is erroneous. Accordingly, the proposed tax year 2013 assessment is sustained.

COMMISSIONER SIGNATURES


Trent Williams


Karla Christensen


Richard Amato, Esq.

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Date: January 31, 2013

Legal Description of Property

Square: 0253 Lot: 0805

Property Address: 1313 F Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	3,416,000	Land	3,416,000
Building	1,000	Building	1,000
Total	\$ 3,417,000	Total	\$ 3,417,000

Rationale:

The Petitioner argues that the Office of Tax and Revenue (OTR) assessed the subject property as a development site and that the income approach to value is most appropriate. Prior to the Real Property Tax Appeals Commission (RPTAC) hearing, OTR made adjustments and assessed the subject property using the income approach.

The Commission finds OTR's income and expense allowance are supported by the rent roll and the income and expense reports. The Commission also finds OTR's capitalization rate to be reasonable and supported by the market. The OTR adjustments resulted in a reduction and a new OTR recommended value of \$3,330,701. OTR's new recommended value does not meet the five percent rule as contained in D.C. Official Code §47-825.01a(e)(4)(C)(ii)(2012 Supp.). The original assessment is therefore sustained.

COMMISSIONER SIGNATURES

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Karla Christensen

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FURTHER APPEAL PROCEDURES

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Date: January 31, 2013

Legal Description of Property

Square: 0347 Lot: 0821

Property Address: 520 10th Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	4,784,100	Land	3,616,765
Building	190,910	Building	441,629
Total	\$ 4,975,010	Total	\$ 4,058,394

Rationale

Pursuant to statute, the Petitioner must demonstrate by the preponderance of the evidence that the proposed Tax Year 2013 assessment of the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of the January 1, 2012 valuation date.

The subject property is one of two lots that comprise a 6,317 square foot retail and office building. The Petitioner argues the method of valuation, cost approach versus income approach, to determine the value of the property. The Petitioner uses the income approach and OTR uses the cost approach supported by market sales.

Prior to the hearing, OTR prepared an income approach analysis that resulted in a reduction of the total value of both lots to \$4,278,730. The Commission finds the analysis to be reasonable and supported by the market sales data provided by OTR.

Therefore, the Commission finds that a reduction to OTR's Recommended Value for the 2013 Tax Year assessment is warranted.

COMMISSIONER SIGNATURES

Karla Christensen

Trent Williams

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

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Date: January 31, 2013

Legal Description of Property

Square: 0347 Lot: 0832

Property Address: F Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	270,000	Land	220,236
Building	100	Building	100
Total	\$ 270,100	Total	\$ 220,336

Rationale

Pursuant to statute, the Petitioner must demonstrate by the preponderance of the evidence that the proposed Tax Year 2013 assessment of the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of the January 1, 2012 valuation date.

The subject property is one of two lots that comprise a 6,317 square foot retail and office building. The Petitioner argues the method of valuation, cost approach versus income approach, to determine the value of the property. The Petitioner uses the income approach and OTR uses the cost approach supported by market sales.

Prior to the hearing, OTR prepared an income approach analysis that resulted in a reduction of the total value of both lots to \$4,278,730. The Commission finds the analysis to be reasonable and supported by the market sales data provided by OTR.

Therefore, the Commission finds that a reduction to OTR's Recommended Value for the 2013 Tax Year assessment is warranted.

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Date: December 20, 2012

Legal Description of Property

Square: 0441 Lot: 0848

Property Address: 641 S Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	6,616,710	Land	4,776,200
Building	375,540	Building	375,540
Total	\$ 6,992,250	Total	\$ 5,151,740

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF TAX AND REVENUE
REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Square	0441	Suffix		Lot (s)	0848
Property Address	641 S STREET, NW				
Petitioner	JEMAL'S WONDER-LLC/STUART TUROW				

STIPULATION AGREEMENT

IT IS HEREBY AGREED BY AND BETWEEN THE PETITIONER AND THE DISTRICT OF COLUMBIA THAT IN ORDER TO EXPEDITIOUSLY SETTLE THIS MATTER, EACH PARTY AGREES TO STIPULATE TO THE ESTIMATED MARKET VALUE FOR THE SUBJECT PROPERTY FOR TAX YEAR 2013 AS FOLLOWS:

	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
LAND	\$6,616,710	\$4,776,200
IMPROVEMENTS	\$375,540	\$375,540
TOTAL	\$6,992,250	\$5,151,740

STIPULATED PERCENTAGE CHANGE: 26.32 % STIPULATED VALUE CHANGE \$ 1,840,510

JUSTIFICATION: CHANGE LAND PSF TO \$200 TO EQUALIZE WITH ADJACENT PROPERTIES WITH ARTS OVERLAY.

BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE REAL PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES' STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME THE ASSESSED VALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEARINGS BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT.

FOR THE DISTRICT OF COLUMBIA:

APPRaiser: *Shaundra White* _____

Date: 12/7/12

SUPERVISORY APPRAISER: *E. Davis* _____

Date: 12/07/12

(All stipulations, Gen. Com. stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$4 million. Major Commercial stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$12 million.)

APPEALS & LITIGATION MANAGER / RESIDENTIAL MANAGER: *Doug Collica* _____

Date: 7 Dec. 2012

Appeals & Litigation Manager (Commercial properties where value change is greater than 10% or over \$5 million.) Residential Manager (All stipulations)

Active CHIEF APPRAISER: *St Carlo* _____

Date: 12-7-12

(Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. greater than 20% or over \$12 million for Major Commercial.)

DIRECTOR: _____

Date: _____

(Properties where value change is greater than 30% or over \$20 million.)

FOR THE PETITIONER:

OWNER/AGENT: *[Signature]* _____

Date: 12/19/12

AGENT'S COMPANY NAME: _____



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Legal Description of Property

Square: 0711 Lot: 0818

TAX YEARS 2011, 2012 and 2013 CLASSIFICATION

Property Address: 140 M Street, NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land		Land	
Building		Building	
Total	\$	Total	\$

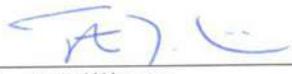
Rationale: The basis of the appeal is the appropriate classification for the subject property for Tax Years 2011, 2012, and 2013, October 1, 2010 – September 30, 2013. The Petitioner argues that the subject property should be classified as Class 1 residential instead of Class 2 commercial. The Commission reviewed the documentation submitted and considered the testimony of the parties.

Based on the Petitioner’s evidence presented, the DCRA issued a building permit on October 14, 2011 authorizing construction of a 203-unit apartment building. Said apartment building is currently under construction. The Petitioner argues that because a building permit has been issued for residential construction and residential construction is underway, the subject property should be classified as Class 1 residential. The Petitioner also states that if an entity owns a property that abuts another property owned by the same entity, then the one property gets the abutted-property class. The OTR did not prepare any response to the appeal as a withdrawal notice dated July 12, 2012 sent by the Petitioner had been received by OTR. After further review, the Commission concludes that the withdrawal was given for the assessment value appeal and that the Petitioner intended to proceed with the pending classification appeal. The OTR did state that the classification would automatically change from Class 2 commercial to Class 1 residential when substantial completion occurs.

The Commission finds that having the classification change at substantial completion is the appropriate course of action. Therefore, the Commission concludes that the Petitioner did not provide sufficient evidence to support changing the property’s classification for Tax Years 2011, 2012 and 2013.

COMMISSIONER SIGNATURES


Karla Christensen


Trent Williams


Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

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Legal Description of Property

Square: 1171 Lot: 0814

Property Address: 2900 K Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	2,066,000	Land	2,066,000
Building	24,428,720	Building	21,166,760
Total	\$ 26,494,720	Total	\$ 23,232,760

Rationale: The subject property includes the Swedish Embassy’s lobby and lower level event space. The Petitioner argues that the Office of Tax and Revenue (OTR) assessed the subject property using the income approach as if the subject was office space (which does not currently exist). The Petitioner also argues that the correct method of valuation is the cost approach because the subject is an embassy.

The Commission finds that the subject is both an embassy (cost approach) and an income generating property (income approach). The cost approach was done by OTR and supported by the market. The Commission finds that this lobby and event space is unique and not only supports the other lots associated with the Swedish Embassy, but also has special amenities and features to generate income (in addition to its usual function as a lobby). The income is supported by the income and expense report.

Based on both the hearing testimony and the evidence provided in this case, the Commission finds that the Petitioner has demonstrated by a preponderance of the evidence that OTR’s proposed assessment is erroneous. After further due diligence, review, and analyses, the Commission has accepted the cost approach for the bricks and mortar of the subject property as it supports the associated lots of the embassy (its normal function as a lobby, entrance, etc.). The Commission has also capitalized the income generating potential to demonstrate the additional value associated with the amenities and special features associated with the subject property (event space, amenities, etc.). The Commission’s adjustments resulted in a reduction. Accordingly, the proposed tax year 2013 assessment is reduced.

COMMISSIONER SIGNATURES

Trent Williams

Karla Christensen

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

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Date: January 31, 2013

Legal Description of Property			
Square: 4258 Lot: 0037			
Property Address: 2120 Bladensburg Road NE			
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,878,840	Land	1,878,840
Building	778,750	Building	778,750
Total	\$ 2,657,590	Total	\$ 2,657,590

Rationale:

Pursuant to statute, the Petitioner must demonstrate by the preponderance of the evidence that the proposed Tax Year 2013 assessment of the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of the January 1, 2012 valuation date.

The subject property is a one-story industrial building consisting of 16,168 square feet of gross building area and 31,314 square feet of C-M-2 zoned land area. The property serves as the local headquarters of the D.C. Fire Fighters Association. The Petitioner argues the value of the property should be based on the purchase price in April 2010 of \$1,750,000 based on an appraisal dated February 23, 2010. OTR claims the sale is invalid because an existing tenant purchased the property and both buyer and seller were non-for-profit organizations. OTR's proposed assessment is \$164.00 per gross building area with a land rate of \$60.00 per square foot.

The Commission reviewed the subject property's income and expense data and the other documentation submitted by the parties. Within the appraisal provided by the Petitioner, a summary of projected expenses for a potential buyer reflects an amount for real estate taxes that correlates to the 2009 assessment value for the subject property. The Petitioner states the land has been valued under the carry-over method of assessment because it has not changed for the past 5 years. The Commission finds that \$60.00 per square foot is reasonable for the land value in this neighborhood presently.

Therefore, the Commission sustains the 2013 Tax Year assessment.

COMMISSIONER SIGNATURES

Karla Christensen

Andrew Dorchester

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

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Date: January 31, 2013

Legal Description of Property

Square: 4364 Lot: 0003

Property Address: 3130 Ames Place NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,220,260	Land	1,220,260
Building	702,600	Building	702,600
Total	\$ 1,922,860	Total	\$ 1,922,860

Rationale:

Pursuant to statute, the Petitioner must demonstrate by the preponderance of the evidence that the proposed Tax Year 2013 assessment of the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of the January 1, 2012 valuation date.

The subject property is a small office building consisting of 5,592 square feet of gross building area (GBA) and 45,600 square feet of R-1-B zoned land area. The Petitioner argues the method of valuation to determine the value of the property stating the income approach is the only approach that can accurately mimic how the market would value this property. OTR uses the cost approach supported by market sales to determine its value. OTR's proposed assessment is \$344 per GBA with a land rate of \$27 per square foot.

The Commission reviewed the subject property's income and expense data and the other documentation submitted by the parties. The Commission finds that the neighborhood supports a \$30.00 per square foot land value. Because of the significant difference in size between the land area and the GBA, the Commission recognizes that a 'per GBA' figure distorts the actual value of the subject property as a whole.

Therefore, the Commission sustains the 2013 Tax Year assessment.

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Andrew Dorchester

Richard Amato

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Date: January 31, 2013

Legal Description of Property

Square: PAR 0173 Lot: 0115

Property Address: 3500 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,357,290	Land	1,357,290
Building	1,793,740	Building	1,793,740
Total	\$ 3,151,030	Total	\$ 3,151,030

Rationale:

Pursuant to statute, the Petitioner must demonstrate by the preponderance of the evidence that the proposed Tax Year 2013 assessment of the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of the January 1, 2012 valuation date.

The subject property is a small commercial office building consisting of 21,071 square feet of gross building area (GBA) and 30,162 square feet of C-M-1 zoned land area. The Petitioner argues the value of the land is too high, but is agreeable to the value of the building. The Petitioner uses the land sale between the D.C. Government (as seller) and Costco (as buyer) as a comparable where the land value was \$7.57 per square foot. OTR states that particular sale is unqualified since it is a government land sale for the exclusive development of a retail shopping area. OTR uses the cost approach supported by market sales to determine its value. OTR's proposed assessment is \$150 per GBA with a land rate of \$45.00 per square foot.

The Commission reviewed the subject property's income and expense data and the other documentation submitted by the parties. The Commission finds that the neighborhood supports a \$45.00 per square foot land value. As the land value was the focus of the appeal, the Commission sustains the 2013 Tax Year assessment.

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Date: January 31, 2013

Legal Description of Property

Square: PAR 0173 Lot: 0118

Property Address: 3600 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	3,903,480	Land	3,903,480
Building	2,044,650	Building	2,044,650
Total	\$ 5,948,130	Total	\$ 5,948,130

Rationale:

This appeal is filed in conjunction with an appeal of an assessment against Square 0173, Lot 0120 which, when taken together, form one economic unit. The contested assessments were against a large commercial office building on the east side of New York Avenue, Northeast. The Petitioner relies on a sale of the subject property and an appraisal report in preparation for that sale. The Seller and the Buyer hired the same appraiser to prepare the report for the sale of the property on June 1, 2011. The Office of Tax and Revenue ("OTR") used the income approach to value the property. The Commission finds that the appraisal report is unreliable, since it was commissioned by both the Buyer and the Seller, and that the property was not exposed for sale on the open market since the parties to the sale transaction were related. OTR's income approach appears to be reasonable. The Commission, therefore, sustains the proposed assessment.

COMMISSIONER SIGNATURES


Richard Amato, Esq.


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Legal Description of Property

Square: PAR 0173 Lot: 0120

Property Address: 36th Place NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	2,116,500	Land	2,116,500
Building	59,260	Building	59,260
Total	\$ 2,175,760	Total	\$ 2,175,760

Rationale:

This appeal is filed in conjunction with an appeal of an assessment against Square 0173, Lot 0118 which, when taken together, form one economic unit. The contested assessments were against a large commercial office building on the east side of New York Avenue, Northeast. The Petitioner relies on a sale of the subject property and an appraisal report in preparation for that sale. The Seller and the Buyer hired the same appraiser to prepare the report for the sale of the property on June 1, 2011. The Office of Tax and Revenue ("OTR") used the income approach to value the property. The Commission finds that the appraisal report is unreliable, since it was commissioned by both the Buyer and the Seller, and that the property was not exposed for sale on the open market since the parties to the sale transaction were related. OTR's income approach appears to be reasonable. The Commission, therefore, sustains the proposed assessment.

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Date: January 24, 2013

Legal Description of Property

Square: PI01186 Lot: 0154

Property Address: 3276 M Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	-0-	Land	-0-
Building	3,730,070	Building	1,899,010
Total	\$ 3,730,070	Total	\$ 1,899,010

Rationale:

Pursuant to DC Code § 47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30th of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF TAX AND REVENUE
REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Square	PI00	Suffix	1186	Lot (s)	154
Property Address		3276 M Street, NW			
Petitioner		Georgetown Park Associate			

STIPULATION AGREEMENT

IT IS HEREBY AGREED BY AND BETWEEN THE PETITIONER AND THE DISTRICT OF COLUMBIA THAT IN ORDER TO EXPEDITIOUSLY SETTLE THIS MATTER, EACH PARTY AGREES TO STIPULATE TO THE ESTIMATED MARKET VALUE FOR THE SUBJECT PROPERTY FOR TAX YEAR 2013 AS FOLLOWS:

	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
LAND	\$0	\$0
IMPROVEMENTS	\$3,730,070	\$1,899,010
TOTAL	\$3,730,070	\$1,899,010

STIPULATED PERCENTAGE CHANGE: 49 % STIPULATED VALUE CHANGE \$ \$1,831,060

JUSTIFICATION: OTR adjusted the assessment on the property based on capitalizing the income from the lease of the property at 7%.

BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE REAL PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES' STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME THE ASSESSED VALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEARINGS BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT.

FOR THE DISTRICT OF COLUMBIA:

APPRaiser: _____

Date: Jan. 17, 2013

SUPERVISORY APPRAISER: _____

Date: 1/17/13

(All stipulations, Gen. Com. stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$4 million. Major Commercial stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$12 million.)

APPEALS & LITIGATION MANAGER/
RESIDENTIAL MANAGER: _____

Date: 18 JAN. 2013

Appeals & Litigation Manager (Commercial properties where value change is greater than 10% or over \$5 million.)
Residential Manager (All stipulations)

CHIEF APPRAISER: _____

Date: 1-22-13

(Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. greater than 20% or over \$12 million for Major Commercial.)

DIRECTOR: _____

Date: 1/24/13

(Properties where value change is greater than 30% or over \$20 million.)

FOR THE PETITIONER:

OWNER/AGENT: _____

Date: 12/20/12

AGENT'S COMPANY NAME: _____