



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: 0194 Lot: 2020

Property address 1515 16th Street NW #2C

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---------------------|------------|------------------|------------|
| Land | 97,120 | Land | 97,120 |
| Building | 226,630 | Building | 226,630 |
| Total | \$ 323,750 | Total | \$ 323,750 |

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for tax year 2013). The basis of the appeal is valuation. The Petitioner provides a HUD-1 which shows that the property was purchased May 18, 2012 for a price of \$312,000. The purchase appears to have been an arms-length transaction with two real estate companies involved.

The Commission has reviewed the information presented by the Petitioner and the Office of Tax and Revenue and finds that the sales price does not meet the 5% rule contained in D.C. Official Code § 47-825.01 a(e)(4)(C)(ii)(2012 Supp.) This code provision only authorizes the Commission to “raise or lower the estimated value of any real property which it finds to be more than five per centum above or below the estimated market value” of the property. See *1776 K Street Associates v. District of Columbia*, 446 A.2d 1114, 1116 (D.C. 1982). Therefore, the proposed 2013 tax year assessment is sustained.

COMMISSIONER SIGNATURES

Gregory Syphax

Andrew Dorchester

Hillary Lovick, 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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statutes you
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Date: January 28, 2013

Legal Description of Property

Square: 1800 Lot: 0800

Property Address: 3218 39th Street NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---------------------|--------------|------------------|--------------|
| Land | 793,130 | Land | 793,130 |
| Building | 546,670 | Building | 546,670 |
| Total | \$ 1,339,800 | Total | \$ 1,339,800 |

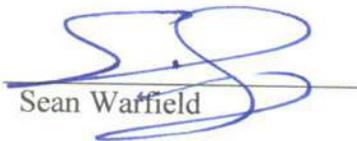
Rationale:

The Petitioner waived its right to a hearing before the Commission; therefore this case was treated as a "Non Appearance" and decided based on the documentary evidence submitted by the Petitioner and the Office of Tax and Revenue (OTR).

The property is a residential single family row house. The assessed value is under \$3 million dollars and therefore, pursuant to §47-825.01a(c)(1)(A)(i) a one-Commissioner panel is allowed.

Based upon review of the documentary evidence submitted by the Petitioner and OTR, the Commission sustains the proposed assessment. Market data supports the proposed TY 2013 assessment. The Commission accepts the assessor's value. Based on review the market evidence indicates that the proposed assessment is fair and reasonable presentation of the subject property.

COMMISSIONER SIGNATURES


Sean Warfield

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 tax 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: 2618 Lot: 0016

Property Address: 2021 Klinge Road, NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---------------------|------------|------------------|------------|
| Land | 229,320 | Land | 229,320 |
| Building | 442,780 | Building | 406,910 |
| Total | \$ 672,100 | Total | \$ 636,230 |

Rationale: Pursuant to statute, the Real Property Tax Appeals Commission (RPTAC) is charged with determining the estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). However, the Petitioner has the burden to establish that its value estimate is more credible by a preponderance of the evidence than the proposed assessment from the Office of Tax & Revenue. In this case, the Petitioner submits the appeal based on the valuation.

The subject property is a detached, frame constructed, single family dwelling located in the Mount Pleasant area of the city. The property is situated on a 6,196 sq. ft. lot at the corner of Rosemount Ave and Klinge Road. The structure was built in 1877 and contains approximately 2,156 sq. ft. of living area. Interior photos shown on multiple listing indicate that the property has been renovated in recent years and is in very good condition.

The Petitioner submits that its estimate of value of \$636,230 is based on the recent sale of the property at a price of \$659,000 (less \$22,770 in seller subsidy for closing costs) in October 2011. The Commission reviewed the submission and finds that the property was listed with a professional brokerage company; was listed on multi-listing for an extended period of time (approximately 335 days) at a higher asking price than the eventual selling price; that the asking price was periodically reduced over time; and that the actual sale represented an "arms-length" transaction. The Commission agrees with the Petitioner that the Seller's closing costs subsidy should be deducted from the transaction price to reflect the actual value of the property. In the opinion of the Commission, the Petitioner has met its burden of proof and justifies the reduction in the assessment for Tax Year 2013.

COMMISSIONER SIGNATURES

Gregory Syphax

Richard Amato, Esq.

May Chan

FURTHER APPEAL PROCEDURES

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Date: January 31, 2013

Legal Description of Property

Square: 4119 Lot: 2020

Property Address: 2306 18th Street, NE

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---------------------|------------|------------------|------------|
| Land | 117,530 | Land | 117,530 |
| Building | 274,230 | Building | 157,470 |
| Total | \$ 391,760 | Total | \$ 275,000 |

Rationale: The subject property is a two level condominium apartment unit located in the Woodridge area of the city. The unit contains approximately 1,807 sf of living area and consists of 4 bedrooms and 3 bathrooms. The unit also includes parking. According to MRIS listing, the condominium complex is known as Bryant Street Townhomes. The assessment of the property was reduced by 10% at the first level appeal.

The Commission reviewed the sales data submissions by the Petitioner and the Assessor. Both presented three sales of condominium apartment units from the general Woodridge market area as the basis for their value estimates. The Commission finds only one of the sales (3253 Banneker Drive, NE), is a fair comparison. The Commission therefore researched the Woodridge market area for better sales comparisons and found more similar properties (in terms of size, room count, and bathroom count) located at 3149 Cherry Road, NE; 3109 Cherry Road NE; 3119 Berry Road; NE, and 3107 Cherry Road, NE. These properties (including 3253 Banneker Drive) range in size from 1,695 sf to 1,920 sf and sold for a price range of \$108 to \$121 per square foot of Gross Living Area (GLA). No sales were found that supported the Assessor's estimate of value at \$217 per square foot.

The Commission agrees with the Petitioner that the proposed assessment appears to be erroneous based on sales comparisons. The Commission therefore grants the Petitioner's request to reduce the assessment to \$275,000 for TY 2013. The Commission also recommends that the Office of Tax & Revenue re-evaluate the assessments for all properties within the complex for TY 2014.

COMMISSIONER SIGNATURES

Gregory Syphax

Frank Sanders

FURTHER APPEAL PROCEDURES

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Date: January 28, 2013

Legal Description of Property

Square: 5019 Lot: 0040

Property Address: 3414 Baker Street

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---------------------|------------|------------------|------------|
| Land | 99,870 | Land | 99,870 |
| Building | 55,170 | Building | 55,170 |
| Total | \$ 155,040 | Total | \$ 155,040 |

Rationale:

The Petitioner waived its right to a hearing before the Commission; therefore this case was treated as a "Non Appearance" and decided based on the documentary evidence submitted by the Petitioner and the Office of Tax and Revenue (OTR).

The property is a residential single family row house. The assessed value is under \$3 million dollars and therefore, pursuant to §47-825.01a(c)(1)(A)(i) a one-Commissioner panel is allowed.

Based upon review of the documentary evidence submitted by the Petitioner and OTR, the Commission sustains the proposed assessment. The Commission does not find market support for the Petitioner's value. The market data indicated that the proposed assessment is fair and reasonable market value by the subject property.

COMMISSIONER SIGNATURES


Sean Warfield

FURTHER APPEAL PROCEDURES

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