



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 17, 2013

Legal Description of Property

Square: 0649 Lot: 0043

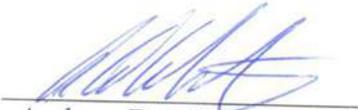
Property Address: 25 M Street SW

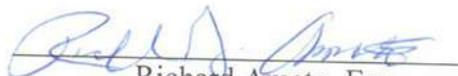
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	14,462,280	Land	12,655,370
Building	1,000	Building	1,000
Total	\$ 14,463,280	Total	\$ 12,656,370

Rationale:

The Real Property Tax Appeals Commission (RPTAC) reviewed the submissions by the Office of Tax and Revenue (OTR) and the Petitioner and listened to arguments from both parties at a hearing on January 8, 2013. The Petitioner argues that the land values in the area have declined and that recent sales show the subject to have a value lower than the proposed assessment. OTR argues that it accounts for the market conditions in its new recommended assessment. The Petitioner failed to show by a preponderance of the evidence that the proposed assessment by OTR was incorrect. Further RPTAC finds the subject to be in equalization with nearby comparable properties. Therefore, the RPTAC accepts OTR's recommended assessment for Tax Year 2013.

COMMISSIONER SIGNATURES


Andrew Dorchester


Richard Amato, Esq.


May Chan

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 17, 2013

Legal Description of Property

Square: 0649 Lot: 0044

Property Address: 30 L Street SW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	9,185,280	Land	8,037,120
Building	1,000	Building	1,000
Total	\$ 9,186,280	Total	\$ 8,038,120

Rationale:

The Real Property Tax Appeals Commission (RPTAC) reviewed the submissions by the Office of Tax and Revenue (OTR) and the Petitioner and listened to arguments from both parties at a hearing on January 8, 2013. The Petitioner argues that the land values in the area have declined and that recent sales show the subject to have a value lower than the proposed assessment. OTR argues that it accounts for the market conditions in its new recommended assessment. The Petitioner failed to show by a preponderance of the evidence that the proposed assessment by OTR was incorrect. Further RPTAC finds the subject to be in equalization with nearby comparable properties. Therefore, the RPTAC accepts OTR's recommended assessment for Tax Year 2013.

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Date: January 17, 2013

Legal Description of Property

Square: 0649 Lot: 0045

Property Address: 20 L Street SW

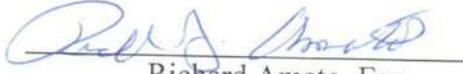
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	6,485,960	Land	5,675,215
Building	1,000	Building	1,000
Total	\$ 6,486,960	Total	\$ 5,676,215

Rationale:

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Date: January 17, 2013

Legal Description of Property

Square: 0649 Lot: 0048

Property Address: 1109 South Capitol Street SW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	9,206,600	Land	8,055,775
Building	2,000	Building	2,000
Total	\$ 9,208,600	Total	\$ 8,057,775

Rationale:

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