**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 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2084

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 142,360 | Land | 142,360 |
| Building | 332,160 | Building | 332,160 |
| Total | $ 474,520 | Total | $ 474,520 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

The appeal is based on the issues of equalization and valuation. However, no argument was presented on the issue of equalization. The appeal is based solely on the results of Petitioner's Income Approach submission. It was also revealed that the subject property was sold for $168,400,000 in September 2012; but no details of the sale were provided. Since the sale occurred well after the effective date of valuation (January 1, 2012), the Commission gives no consideration or weight to the transaction.

The Assessor's initial valuation which established the TY 2013 proposed assessment was based on last year's Income & Expense submission at the first level hearing. Once the Assessor was able to obtain and review the TY 2013 Income & Expense form, the assessor revised his analysis and made adjustments to the assessments. The Assessor's analysis appears reasonable and was accepted by the Commission. The proposed assessment is therefore sustained for TY 2013.

**COMMISSIONER SIGNATURES**

Gregory Syphax Clifftine Jones Andrew Dorchester

**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 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2085

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 113,710 | Land | 113,710 |
| Building | 265,310 | Building | 265,310 |
| Total | $ 379,020 | Total | $ 379,020 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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**COMMISSIONER SIGNATURES**

Gregory Syphax — Cliftine Jones — Andrew Dorchester

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2086

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 92,890 | Land | 92,890 |
| Building | 216,730 | Building | 216,730 |
| Total | $ 309,620 | Total | $ 309,620 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2087

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 170,830 | Land | 170,830 |
| Building | 398,590 | Building | 398,590 |
| Total | $ 569,420 | Total | $ 569,420 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2088

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 176,160 | Land | 176,160 |
| Building | 411,050 | Building | 411,050 |
| Total | $ 587,210 | Total | $ 587,210 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2089

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 119,760 | Land | 119,760 |
| Building | 279,430 | Building | 279,430 |
| Total | $ 399,190 | Total | $ 399,190 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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**Legal Description of Property**

Square: 0529 Lot: 2090

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 86,120 | Land | 86,120 |
| Building | 200,960 | Building | 200,960 |
| Total | $ 287,080 | Total | $ 287,080 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2091

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 87,730 | Land | 87,730 |
| Building | 204,690 | Building | 204,690 |
| Total | $ 292,420 | Total | $ 292,420 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2092

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 86,120 | Land | 86,120 |
| Building | 200,960 | Building | 200,960 |
| Total | $ 287,080 | Total | $ 287,080 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2093

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 114,950 | Land | 114,950 |
| Building | 268,220 | Building | 268,220 |
| Total | $ 383,170 | Total | $ 383,170 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2094

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 138,980 | Land | 138,980 |
| Building | 324,270 | Building | 324,270 |
| Total | $ 463,250 | Total | $ 463,250 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2095

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 134,530 | Land | 134,530 |
| Building | 313,890 | Building | 313,890 |
| Total | $ 448,420 | Total | $ 448,420 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2096

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 108,010 | Land | 108,010 |
| Building | 252,030 | Building | 252,030 |
| Total | $ 360,040 | Total | $ 360,040 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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**Legal Description of Property**

Square: 0529 Lot: 2097

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 127,230 | Land | 127,230 |
| Building | 296,870 | Building | 296,870 |
| Total | $ 424,100 | Total | $ 424,100 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

The appeal is based on the issues of equalization and valuation. However, no argument was presented on the issue of equalization. The appeal is based solely on the results of Petitioner's Income Approach submission. It was also revealed that the subject property was sold for $168,400,000 in September 2012; but no details of the sale were provided. Since the sale occurred well after the effective date of valuation (January 1, 2012), the Commission gives no consideration or weight to the transaction.

The Assessor's initial valuation which established the TY 2013 proposed assessment was based on last year's Income & Expense submission at the first level hearing. Once the Assessor was able to obtain and review the TY 2013 Income & Expense form, the assessor revised his analysis and made adjustments to the assessments. The Assessor's analysis appears reasonable and was accepted by the Commission. The proposed assessment is therefore sustained for TY 2013.

**COMMISSIONER SIGNATURES**

Gregory Syphax Cliftine Jones Andrew Dorchester

**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 47.825.1 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 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2098

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 113,000 | Land | 113,000 |
| Building | 263,650 | Building | 263,650 |
| Total | $ 376,650 | Total | $ 376,650 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2099

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 139,860 | Land | 139,860 |
| Building | 326,350 | Building | 326,350 |
| Total | $ 466,210 | Total | $ 466,210 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2100

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 141,640 | Land | 141,640 |
| Building | 330,500 | Building | 330,500 |
| Total | $ 472,140 | Total | $ 472,140 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2101

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 175,100 | Land | 175,100 |
| Building | 408,550 | Building | 408,550 |
| Total | $ 583,650 | Total | $ 583,650 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2102

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 121,360 | Land | 121,360 |
| Building | 283,170 | Building | 283,170 |
| Total | $ 404,530 | Total | $ 404,530 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2103

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 191,290 | Land | 191,290 |
| Building | 446,340 | Building | 446,340 |
| Total | $ 637,630 | Total | $ 637,630 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2104

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 121,360 | Land | 121,360 |
| Building | 283,170 | Building | 283,170 |
| Total | $ 404,530 | Total | $ 404,530 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2105

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 92,890 | Land | 92,890 |
| Building | 216,730 | Building | 216,730 |
| Total | $ 309,620 | Total | $ 309,620 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2106

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 123,670 | Land | 123,670 |
| Building | 288,570 | Building | 288,570 |
| Total | $ 412,240 | Total | $ 412,240 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2107

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 142,360 | Land | 142,360 |
| Building | 332,160 | Building | 332,160 |
| Total | $ 474,520 | Total | $ 474,520 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2108

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 113,000 | Land | 113,000 |
| Building | 263,650 | Building | 263,650 |
| Total | $ 376,650 | Total | $ 376,650 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2109

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 142,360 | Land | 142,360 |
| Building | 332,160 | Building | 332,160 |
| Total | $ 474,520 | Total | $ 474,520 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2110

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 113,710 | Land | 113,710 |
| Building | 265,310 | Building | 265,310 |
| Total | $ 379,020 | Total | $ 379,020 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

The appeal is based on the issues of equalization and valuation. However, no argument was presented on the issue of equalization. The appeal is based solely on the results of Petitioner's Income Approach submission. It was also revealed that the subject property was sold for $168,400,000 in September 2012; but no details of the sale were provided. Since the sale occurred well after the effective date of valuation (January 1, 2012), the Commission gives no consideration or weight to the transaction.

The Assessor's initial valuation which established the TY 2013 proposed assessment was based on last year's Income & Expense submission at the first level hearing. Once the Assessor was able to obtain and review the TY 2013 Income & Expense form, the assessor revised his analysis and made adjustments to the assessments. The Assessor's analysis appears reasonable and was accepted by the Commission. The proposed assessment is therefore sustained for TY 2013.

**COMMISSIONER SIGNATURES**

Gregory Syphax Cliftine Jones Andrew Dorchester

**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**

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2111

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 92,890 | Land | 92,890 |
| Building | 216,730 | Building | 216,730 |
| Total | $ 309,620 | Total | $ 309,620 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2112

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 170,830 | Land | 170,830 |
| Building | 398,590 | Building | 398,590 |
| Total | $ 569,420 | Total | $ 569,420 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2113

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 186,130 | Land | 186,130 |
| Building | 434,300 | Building | 434,300 |
| Total | $ 620,430 | Total | $ 620,430 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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**Legal Description of Property**

Square: 0529 Lot: 2114

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 119,760 | Land | 119,760 |
| Building | 279,430 | Building | 279,430 |
| Total | $ 399,190 | Total | $ 399,190 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2115

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 86,120 | Land | 86,120 |
| Building | 200,960 | Building | 200,960 |
| Total | $ 287,080 | Total | $ 287,080 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2116

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 87,730 | Land | 87,730 |
| Building | 204,690 | Building | 204,690 |
| Total | $ 292,420 | Total | $ 292,420 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2117

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 86,120 | Land | 86,120 |
| Building | 200,960 | Building | 200,960 |
| Total | $ 287,080 | Total | $ 287,080 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2118

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 114,950 | Land | 114,950 |
| Building | 268,220 | Building | 268,220 |
| Total | $ 383,170 | Total | $ 383,170 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2119

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 200,010 | Land | 200,010 |
| Building | 466,690 | Building | 466,690 |
| Total | $ 666,700 | Total | $ 666,700 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2120

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 204,990 | Land | 204,990 |
| Building | 478,310 | Building | 478,310 |
| Total | $ 683,300 | Total | $ 683,300 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2121

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 211,040 | Land | 211,040 |
| Building | 492,430 | Building | 492,430 |
| Total | $ 703,470 | Total | $ 703,470 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2122

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 216,910 | Land | 216,910 |
| Building | 506,130 | Building | 506,130 |
| Total | $ 723,040 | Total | $ 723,040 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2123

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 134,880 | Land | 134,880 |
| Building | 314,720 | Building | 314,720 |
| Total | $ 449,600 | Total | $ 449,600 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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The Assessor's initial valuation which established the TY 2013 proposed assessment was based on last year's Income & Expense submission at the first level hearing. Once the Assessor was able to obtain and review the TY 2013 Income & Expense form, the assessor revised his analysis and made adjustments to the assessments. The Assessor's analysis appears reasonable and was accepted by the Commission. The proposed assessment is therefore sustained for TY 2013.

**COMMISSIONER SIGNATURES**

Gregory Syphax

Cliftine Jones

Andrew Dorchester

**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**

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2124

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 147,690 | Land | 147,690 |
| Building | 344,620 | Building | 344,620 |
| Total | $ 492,310 | Total | $ 492,310 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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**COMMISSIONER SIGNATURES**

Gregory Syphax — Cliftine Jones — Andrew Dorchester

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2125

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 211,040 | Land | 211,040 |
| Building | 492,430 | Building | 492,430 |
| Total | $ 703,470 | Total | $ 703,470 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Gregory Syphax Cliftine Jones Andrew Dorchester

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2126

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 216,910 | Land | 216,910 |
| Building | 506,130 | Building | 506,130 |
| Total | $ 723,040 | Total | $ 723,040 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2127

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 211,040 | Land | 211,040 |
| Building | 492,430 | Building | 492,430 |
| Total | $ 703,470 | Total | $ 703,470 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2128

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 216,910 | Land | 216,910 |
| Building | 506,130 | Building | 506,130 |
| Total | $ 723,040 | Total | $ 723,040 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2129

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 168,160 | Land | 168,160 |
| Building | 392,360 | Building | 392,360 |
| Total | $ 560,520 | Total | $ 560,520 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2130

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 168,160 | Land | 168,160 |
| Building | 392,360 | Building | 392,360 |
| Total | $ 560,520 | Total | $ 560,520 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2131

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 138,980 | Land | 138,980 |
| Building | 324,270 | Building | 324,270 |
| Total | $ 463,250 | Total | $ 463,250 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2132

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 134,530 | Land | 134,530 |
| Building | 313,890 | Building | 313,890 |
| Total | $ 448,420 | Total | $ 448,420 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2133

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 108,010 | Land | 108,010 |
| Building | 252,030 | Building | 252,030 |
| Total | $ 360,040 | Total | $ 360,040 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2134

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 127,230 | Land | 127,230 |
| Building | 296,870 | Building | 296,870 |
| Total | $ 424,100 | Total | $ 424,100 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2135

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 113,000 | Land | 113,000 |
| Building | 263,650 | Building | 263,650 |
| Total | $ 376,650 | Total | $ 376,650 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2136

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 139,860 | Land | 139,860 |
| Building | 326,350 | Building | 326,350 |
| Total | $ 466,210 | Total | $ 466,210 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

The appeal is based on the issues of equalization and valuation. However, no argument was presented on the issue of equalization. The appeal is based solely on the results of Petitioner's Income Approach submission. It was also revealed that the subject property was sold for $168,400,000 in September 2012; but no details of the sale were provided. Since the sale occurred well after the effective date of valuation (January 1, 2012), the Commission gives no consideration or weight to the transaction.

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**COMMISSIONER SIGNATURES**

Gregory Syphax

Cliftine Jones

Andrew Dorchester

**FURTHER APPEAL PROCEDURES**

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**Real Property Tax Appeals Commission**

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2137

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 141,640 | Land | 141,640 |
| Building | 330,500 | Building | 330,500 |
| Total | $ 472,140 | Total | $ 472,140 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2138

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 175,100 | Land | 175,100 |
| Building | 408,550 | Building | 408,550 |
| Total | $ 583,650 | Total | $ 583,650 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2139

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 121,360 | Land | 121,360 |
| Building | 283,170 | Building | 283,170 |
| Total | $ 404,530 | Total | $ 404,530 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2140

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 191,290 | Land | 191,290 |
| Building | 446,340 | Building | 446,340 |
| Total | $ 637,630 | Total | $ 637,630 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2141

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 121,360 | Land | 121,360 |
| Building | 283,170 | Building | 283,170 |
| Total | $ 404,530 | Total | $ 404,530 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2142

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 92,890 | Land | 92,890 |
| Building | 216,730 | Building | 216,730 |
| Total | $ 309,620 | Total | $ 309,620 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2143

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 123,670 | Land | 123,670 |
| Building | 288,570 | Building | 288,570 |
| Total | $ 412,240 | Total | $ 412,240 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2144

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 142,360 | Land | 142,360 |
| Building | 332,160 | Building | 332,160 |
| Total | $ 474,520 | Total | $ 474,520 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2145

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 113,000 | Land | 113,000 |
| Building | 263,650 | Building | 263,650 |
| Total | $ 376,650 | Total | $ 376,650 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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Date: January 15, 2013

**Legal Description of Property**

Square: 0529 Lot: 2146

Property Address: 300 Massachusetts Avenue NW

| ORIGINAL ASSESSMENT | | FINAL ASSESSMENT | |
|---|---|---|---|
| Land | 142,360 | Land | 142,360 |
| Building | 332,160 | Building | 332,160 |
| Total | $ 474,520 | Total | $ 474,520 |

**Rationale:**

The subject property is a 373 unit, Class A, luxury style apartment building which was constructed in 2005. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit). The property is well located within the "East End" of the Downtown CBD. Although the Petitioner did not appear for the scheduled hearing before the Commission, the Commission reviewed the Petitioner's submission and acted on the appeal as a *non-appearance* case.

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