



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: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0223

Property Address: 470 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	97,820	Land	34,395
Building	-0-	Building	-0-
Total	\$ 97,820	Total	\$ 34,395

Rationale:

The subject property is a development site ("Congress Heights Vista") which has been subdivided into 59 residentially zoned (R-4) buildable lots (22 improved with townhouses and 37 vacant lots). The property is located in Congress Heights in the SE section of the city. The lots range in size between 1,845 to 8,801 square feet and averages out at 3,050 sq. ft. per lot. The property was purchased by the present owner at auction and was considered a distressed property after an earlier developer failed to complete the original development plan. Although 22 of the 59 lots are improved (in various stages of construction), the Petitioner does not challenge the Office of Tax and Revenue's (OTR's) assessments on the improvement portion of the assessments. Only the land assessments are the subject of the appeal.

OTR has place a proposed assessment for the land at an average of \$38.18/sq.ft. for Tax Year 2013. This amounts to a 127% increase over last year's assessment of \$16.81/sq. ft. of land (a valued rendered as a result of an assessment appeal in Tax Year 2012). The Petitioner contends that OTR's land value is too high and should not have been raised above last year's assessment since the site continues to struggle through the early stages of development and there have been no sales. Both the Petitioner and Assessor provided a Market (land) Sales analysis to support their value estimates. However, the Commission was not compelled by the evidence. The Commission therefore conducted their own search for more meaningful sales data on MRIS but was unable to find any. Recognizing that none of the traditional methods of valuation (Cost, Income, & Market Approaches) can provide a credible estimate of value, the Commission has considered statistical evidence with regards to residential property values in Congress Heights.

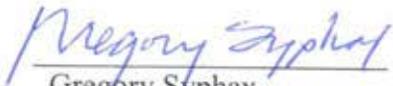
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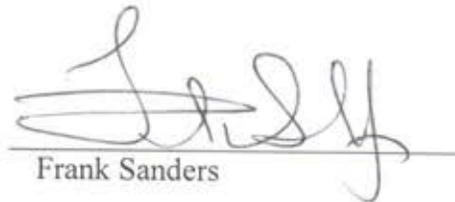
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According to MRIS statistics, the median sale price for residential property in Congress Heights has risen by 9.9% from \$138,500 to \$152,175 over the past year. As a general rule that is accepted in the market place, the ratio of land value to total (improved) property value is approximately at 30%. Under this assumption, it is reasonable to conclude that land values have risen by approximately 3% over the past year (30% of 9.9%=3%). The Commission has therefore applied a 3% appreciation rate to last year's assessment to reflect a new value of \$17.31 per square foot of land ($\$16.81 \times 1.03 = \17.31). The Commission has therefore changed the land assessment from \$38.18 to \$17.31 per square foot for Tax Year 2013.

COMMISSIONER SIGNATURES


Gregory Sypax


Frank Sanders


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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Legal Description of Property

Square: 5969 Lot: 0224

Property Address: 472 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	119,800	Land	127,540
Building	-0-	Building	-0-
Total	\$ 119,800	Total	\$ 127,540

Rationale:

The subject property is a development site ("Congress Heights Vista") which has been subdivided into 59 residentially zoned (R-4) buildable lots (22 improved with townhouses and 37 vacant lots). The property is located in Congress Heights in the SE section of the city. The lots range in size between 1,845 to 8,801 square feet and averages out at 3,050 sq. ft. per lot. The property was purchased by the present owner at auction and was considered a distressed property after an earlier developer failed to complete the original development plan. Although 22 of the 59 lots are improved (in various stages of construction), the Petitioner does not challenge the Office of Tax and Revenue's (OTR's) assessments on the improvement portion of the assessments. Only the land assessments are the subject of the appeal.

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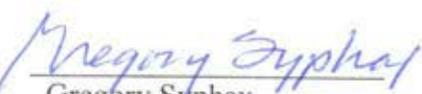
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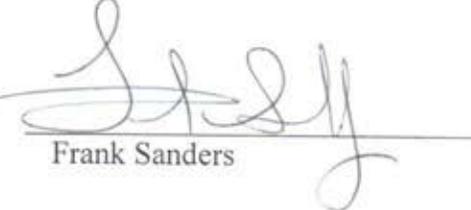
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Legal Description of Property

Square: 5969 Lot: 0225

Property Address: 443 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	110,202	Land	74,745
Building	-0-	Building	-0-
Total	\$ 110,202	Total	\$ 74,745

Rationale:

The subject property is a development site ("Congress Heights Vista") which has been subdivided into 59 residentially zoned (R-4) buildable lots (22 improved with townhouses and 37 vacant lots). The property is located in Congress Heights in the SE section of the city. The lots range in size between 1,845 to 8,801 square feet and averages out at 3,050 sq. ft. per lot. The property was purchased by the present owner at auction and was considered a distressed property after an earlier developer failed to complete the original development plan. Although 22 of the 59 lots are improved (in various stages of construction), the Petitioner does not challenge the Office of Tax and Revenue's (OTR's) assessments on the improvement portion of the assessments. Only the land assessments are the subject of the appeal.

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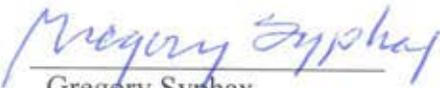
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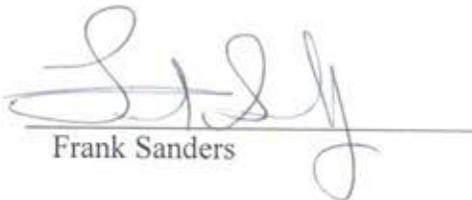
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Legal Description of Property

Square: 5969 Lot: 0226

Property Address: 441 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	100,520	Land	42,306
Building	-0-	Building	-0-
Total	\$ 100,520	Total	\$ 42,306

Rationale:

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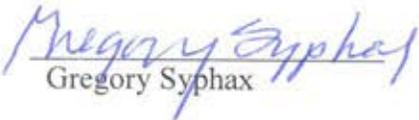
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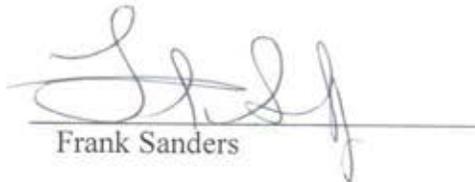
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Legal Description of Property

Square: 5969 Lot: 0227

Property Address: 439 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	98,280	Land	36,697
Building	-0-	Building	-0-
Total	\$ 98,280	Total	\$ 36,697

Rationale:

The subject property is a development site ("Congress Heights Vista") which has been subdivided into 59 residentially zoned (R-4) buildable lots (22 improved with townhouses and 37 vacant lots). The property is located in Congress Heights in the SE section of the city. The lots range in size between 1,845 to 8,801 square feet and averages out at 3,050 sq. ft. per lot. The property was purchased by the present owner at auction and was considered a distressed property after an earlier developer failed to complete the original development plan. Although 22 of the 59 lots are improved (in various stages of construction), the Petitioner does not challenge the Office of Tax and Revenue's (OTR's) assessments on the improvement portion of the assessments. Only the land assessments are the subject of the appeal.

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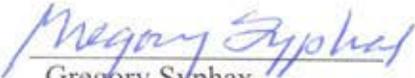
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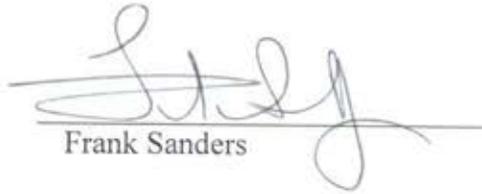
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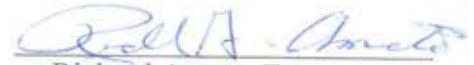
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Date: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0228

Property Address: 437 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	97,240	Land	34,274
Building	-0-	Building	-0-
Total	\$ 97,240	Total	\$ 34,274

Rationale:

The subject property is a development site ("Congress Heights Vista") which has been subdivided into 59 residentially zoned (R-4) buildable lots (22 improved with townhouses and 37 vacant lots). The property is located in Congress Heights in the SE section of the city. The lots range in size between 1,845 to 8,801 square feet and averages out at 3,050 sq. ft. per lot. The property was purchased by the present owner at auction and was considered a distressed property after an earlier developer failed to complete the original development plan. Although 22 of the 59 lots are improved (in various stages of construction), the Petitioner does not challenge the Office of Tax and Revenue's (OTR's) assessments on the improvement portion of the assessments. Only the land assessments are the subject of the appeal.

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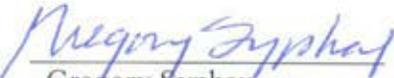
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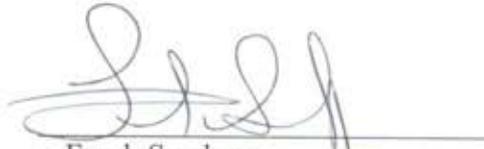
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ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	97,240	Land	34,274
Building	-0-	Building	-0-
Total	\$ 97,240	Total	\$ 34,274

Rationale:

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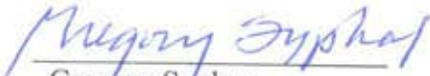
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Legal Description of Property

Square: 5969 Lot: 0230

Property Address: 433 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	103,860	Land	52,034
Building	-0-	Building	-0-
Total	\$ 103,860	Total	\$ 52,034

Rationale:

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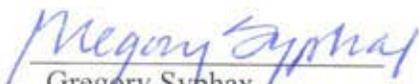
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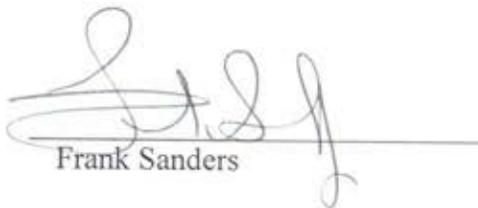
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Property Address: 433 Woodcrest Drive SE

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COMMISSIONER SIGNATURES


Gregory Syphax


Frank Sanders


Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

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Real Property Tax Appeals Commission

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Date: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0231

Property Address: 431 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	103,880	Land	52,103
Building	-0-	Building	-0-
Total	\$ 103,880	Total	\$ 52,103

Rationale:

The subject property is a development site ("Congress Heights Vista") which has been subdivided into 59 residentially zoned (R-4) buildable lots (22 improved with townhouses and 37 vacant lots). The property is located in Congress Heights in the SE section of the city. The lots range in size between 1,845 to 8,801 square feet and averages out at 3,050 sq. ft. per lot. The property was purchased by the present owner at auction and was considered a distressed property after an earlier developer failed to complete the original development plan. Although 22 of the 59 lots are improved (in various stages of construction), the Petitioner does not challenge the Office of Tax and Revenue's (OTR's) assessments on the improvement portion of the assessments. Only the land assessments are the subject of the appeal.

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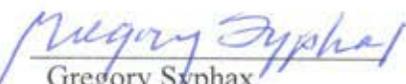
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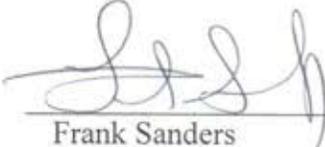
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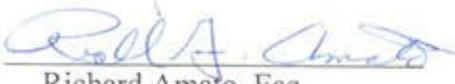
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Date: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0232

Property Address: 429 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	99,200	Land	38,930
Building	-0-	Building *	134,200
Total	\$ 99,200	Total	\$ 173,130

Rationale:

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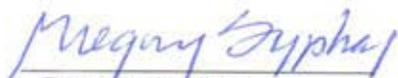
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Date: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0233

Property Address: 427 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	98,550	Land	37,476
Building	-0-	Building *	134,200
Total	\$ 98,550	Total	\$ 171,676

Rationale:

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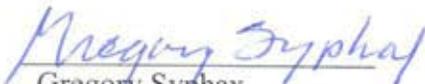
Square: 5969 Lot: 0233

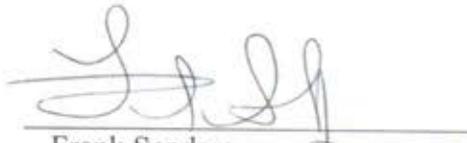
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Date: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0234

Property Address: 425 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	97,920	Land	35,431
Building	-0-	Building *	134,200
Total	\$ 97,920	Total	\$ 169,631

Rationale:

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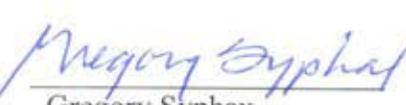
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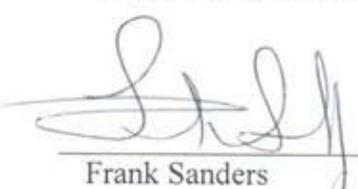
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Date: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0235

Property Address: 423 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	108,050	Land	66,678
Building	-0-	Building *	138,580
Total	\$ 108,050	Total	\$ 205,258

Rationale:

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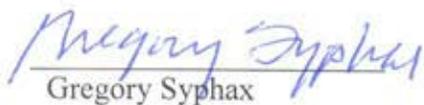
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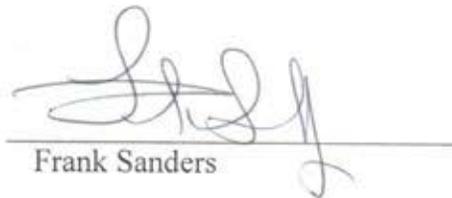
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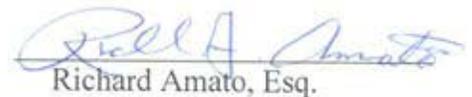
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Date: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0236

Property Address: 421 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	107,450	Land	64,359
Building	-0-	Building *	138,580
Total	\$ 107,450	Total	\$ 202,939

Rationale:

The subject property is a development site (“Congress Heights Vista”) which has been subdivided into 59 residentially zoned (R-4) buildable lots (22 improved with townhouses and 37 vacant lots). The property is located in Congress Heights in the SE section of the city. The lots range in size between 1,845 to 8,801 square feet and averages out at 3,050 sq. ft. per lot. The property was purchased by the present owner at auction and was considered a distressed property after an earlier developer failed to complete the original development plan. Although 22 of the 59 lots are improved (in various stages of construction), the Petitioner does not challenge the Office of Tax and Revenue’s (OTR’s) assessments on the improvement portion of the assessments. Only the land assessments are the subject of the appeal.

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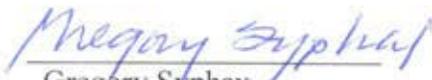
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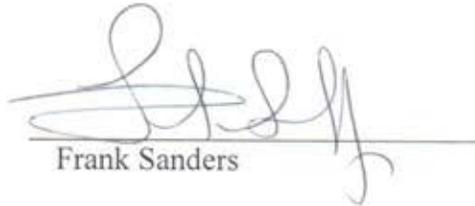
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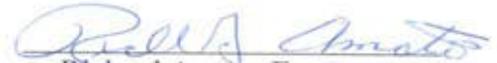
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Legal Description of Property

Square: 5969 Lot: 0237

Property Address: 419 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	101,250	Land	44,279
Building	-0-	Building *	134,200
Total	\$ 101,250	Total	\$ 178,479

Rationale:

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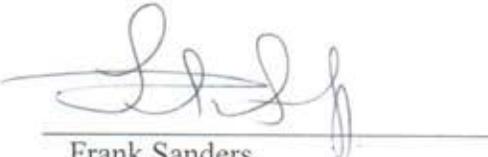
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Date: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0238

Property Address: 417 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	100,580	Land	42,444
Building	-0-	Building *	134,200
Total	\$ 100,580	Total	\$ 176,644

Rationale:

The subject property is a development site ("Congress Heights Vista") which has been subdivided into 59 residentially zoned (R-4) buildable lots (22 improved with townhouses and 37 vacant lots). The property is located in Congress Heights in the SE section of the city. The lots range in size between 1,845 to 8,801 square feet and averages out at 3,050 sq. ft. per lot. The property was purchased by the present owner at auction and was considered a distressed property after an earlier developer failed to complete the original development plan. Although 22 of the 59 lots are improved (in various stages of construction), the Petitioner does not challenge the Office of Tax and Revenue's (OTR's) assessments on the improvement portion of the assessments. Only the land assessments are the subject of the appeal.

OTR has place a proposed assessment for the land at an average of \$38.18/sq.ft. for Tax Year 2013. This amounts to a 127% increase over last year's assessment of \$16.81/sq. ft. of land (a valued rendered as a result of an assessment appeal in Tax Year 2012). The Petitioner contends that OTR's land value is too high and should not have been raised above last year's assessment since the site continues to struggle through the early stages of development and there have been no sales. Both the Petitioner and Assessor provided a Market (land) Sales analysis to support their value estimates. However, the Commission was not compelled by the evidence. The Commission therefore conducted their own search for more meaningful sales data on MRIS but was unable to find any. Recognizing that none of the traditional methods of valuation (Cost, Income, & Market Approaches) can provide a credible estimate of value, the Commission has considered statistical evidence with regards to residential property values in Congress Heights.

Legal Description of Property

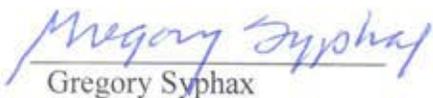
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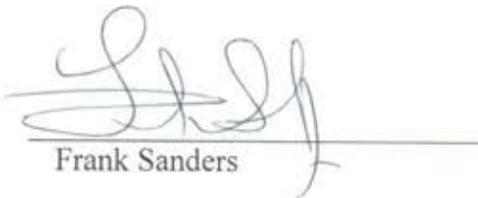
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COMMISSIONER SIGNATURES


Gregory Syphax


Frank Sanders


Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

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Date: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0239

Property Address: 415 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	99,870	Land	40,592
Building	-0-	Building *	134,200
Total	\$ 99,870	Total	\$ 174,792

Rationale:

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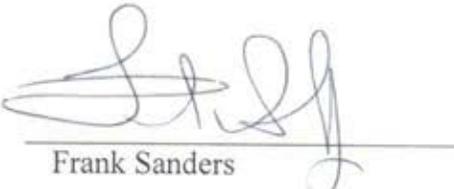
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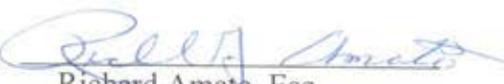
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Legal Description of Property

Square: 5969 Lot: 0240

Property Address: 413 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	99,140	Land	38,757
Building	-0-	Building *	134,200
Total	\$ 99,140	Total	\$ 172,957

Rationale:

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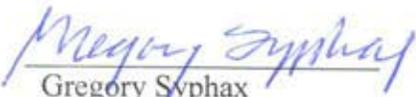
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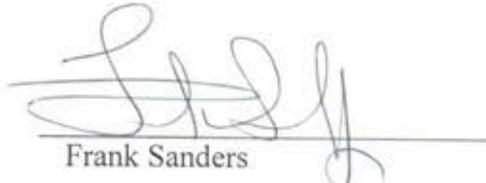
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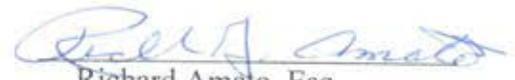
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Date: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0241

Property Address: 411 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	98,350	Land	36,905
Building	-0-	Building *	134,200
Total	\$ 98,350	Total	\$ 171,105

Rationale:

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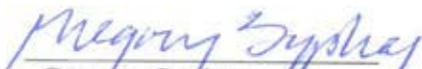
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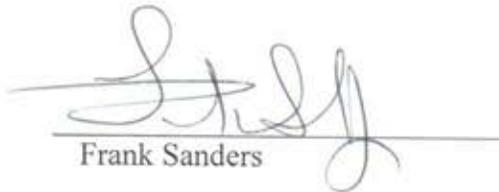
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Date: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0242

Property Address: 409 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	104,810	Land	54,977
Building	-0-	Building *	138,580
Total	\$ 104,810	Total	\$ 193,557

Rationale:

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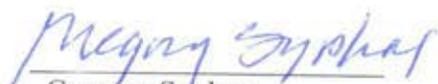
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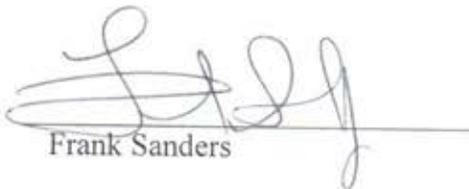
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BELOW

Date: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0243

Property Address: 407 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	109,800	Land	73,637
Building	-0-	Building *	302,660
Total	\$ 109,800	Total	\$ 376,297

Rationale:

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Legal Description of Property

Square: 5969 Lot: 0243

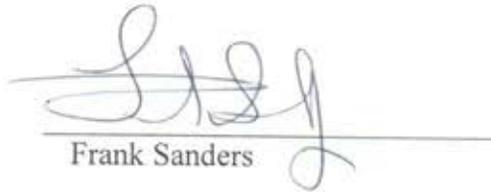
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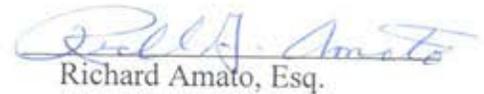
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Legal Description of Property

Square: 5969 Lot: 0244

Property Address: 405 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	100,150	Land	41,423
Building	-0-	Building *	277,500
Total	\$ 100,150	Total	\$ 318,923

Rationale:

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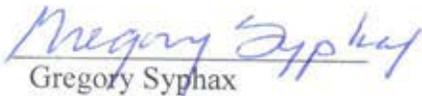
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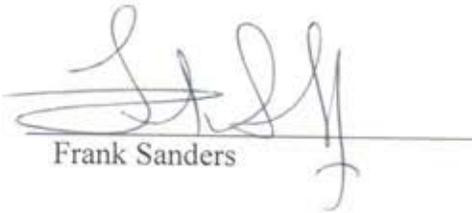
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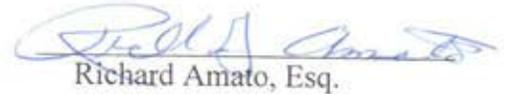
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Real Property Tax Appeals Commission

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Date: November 20, 2012

Legal Description of Property

Square: 5969 Lot: 0245

Property Address: 403 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	96,140	Land	31,937
Building	-0-	Building *	167,640
Total	\$ 96,140	Total	\$ 199,577

Rationale:

The subject property is a development site ("Congress Heights Vista") which has been subdivided into 59 residentially zoned (R-4) buildable lots (22 improved with townhouses and 37 vacant lots). The property is located in Congress Heights in the SE section of the city. The lots range in size between 1,845 to 8,801 square feet and averages out at 3,050 sq. ft. per lot. The property was purchased by the present owner at auction and was considered a distressed property after an earlier developer failed to complete the original development plan. Although 22 of the 59 lots are improved (in various stages of construction), the Petitioner does not challenge the Office of Tax and Revenue's (OTR's) assessments on the improvement portion of the assessments. Only the land assessments are the subject of the appeal.

OTR has place a proposed assessment for the land at an average of \$38.18/sq.ft. for Tax Year 2013. This amounts to a 127% increase over last year's assessment of \$16.81/sq. ft. of land (a valued rendered as a result of an assessment appeal in Tax Year 2012). The Petitioner contends that OTR's land value is too high and should not have been raised above last year's assessment since the site continues to struggle through the early stages of development and there have been no sales. Both the Petitioner and Assessor provided a Market (land) Sales analysis to support their value estimates. However, the Commission was not compelled by the evidence. The Commission therefore conducted their own search for more meaningful sales data on MRIS but was unable to find any. Recognizing that none of the traditional methods of valuation (Cost, Income, & Market Approaches) can provide a credible estimate of value, the Commission has considered statistical evidence with regards to residential property values in Congress Heights.

Legal Description of Property

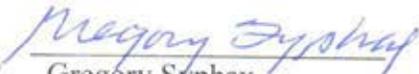
Square: 5969 Lot: 0245

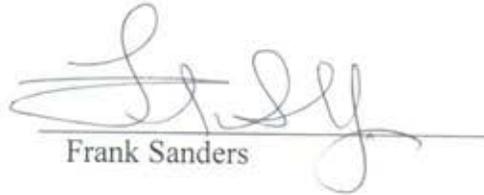
Property Address: 403 Woodcrest Drive SE

According to MRIS statistics, the median sale price for residential property in Congress Heights has risen by 9.9% from \$138,500 to \$152,175 over the past year. As a general rule that is accepted in the market place, the ratio of land value to total (improved) property value is approximately at 30%. Under this assumption, it is reasonable to conclude that land values have risen by approximately 3% over the past year (30% of 9.9%=3%). The Commission has therefore applied a 3% appreciation rate to last year's assessment to reflect a new value of \$17.31 per square foot of land (\$16.81 x 1.03=\$17.31). The Commission has therefore changed the land assessment from \$38.18 to \$17.31 per square foot for Tax Year 2013.

***At some point between the 1st level hearing and the Commission hearing an improvement value was added to the property by OTR. Although the Petitioner is aware of the added improvement value and did not challenge it, the Office of Tax and Revenue has not updated the information into their tracking system.**

COMMISSIONER SIGNATURES


Gregory Syphax


Frank Sanders


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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Legal Description of Property

Square: 5969 Lot: 0246

Property Address: 401 Woodcrest Drive SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT *ADDED NEW IMPROVEMENT VALUE	
Land	112,230	Land	84,542
Building	-0-	Building *	301,150
Total	\$ 112,230	Total	\$ 385,692

Rationale:

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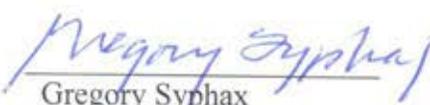
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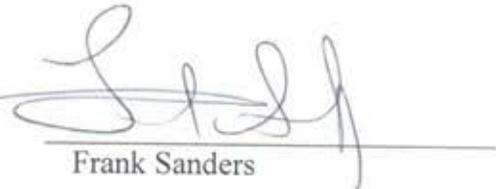
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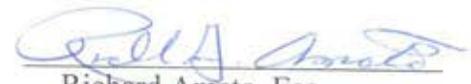
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Date: December 3, 2012

Legal Description of Property

Square: PAR 0184 Lot: 0063

Property Address: 1215 Kenilworth Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	640,080	Land	640,080
Building	451,840	Building	395,739
Total	\$ 1,091,920	Total	\$ 1,035,819

Rationale:

The Real Property Appeals Commission (RPTAC) reviewed the submissions by the Office of Tax and Revenue (OTR) and by the Petitioner. The main dispute in this case is the property's land value. Both the Petitioner and the Office of Tax and Revenue (OTR) agree that the improvement value is nominal. The Petitioner acknowledges that the income produced by the property is not substantial enough to support the property's market value. The Petitioner explained that the property's C-M-1 zoning designation negatively impacts the property's value because it limits the property to 3 FAR, no structures over 40 feet high, no new structures after 1958, and no residential. Both the Petitioner and OTR provided sales data to demonstrate that their respective valuations were supported by market sales. There were a limited number of comparable sales. Most of the sales provided by OTR were dated and only one was zoned C-M-1 like the subject. Given the limited number of comparable sales, the Commission finds that other C-M-1 zoned property sales are the most reasonable indicator of the subject property's estimated market value. Additionally, the Petitioner established that the comparable sales submitted by OTR were insufficient to support the proposed assessment value. Therefore, a reduction of the proposed Tax Year 2013 assessment is warranted.

COMMISSIONER SIGNATURES

Cliftine Jones

Hillary Lovick, Esq.

Trent Williams

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