



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: September 11, 2012

Legal Description of Property

Square: 0152 Lot: 0091

Property Address: 1724 Swann Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	435,340	Land	435,340
Building	-0-	Building	-0-
Total	\$ 435,340	Total	\$ 435,340

Rationale:

The subject lot is in equalization with other lots within the block and therefore the Commission sustains the proposed assessment for Tax Year 2013. The subject lot is developable and further the Petitioner did not provide any market evidence to support her market value.

COMMISSIONER SIGNATURES

Gregory Syphax

Cliftine Jones

Trent Williams

FURTHER APPEAL PROCEDURES

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Date: September 11, 2012

Legal Description of Property

Square: 0239 Lot: 0026

Property Address: 1722 13th Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	432,050	Land	432,050
Building	1,065,360	Building	986,930
Total	\$ 1,497,410	Total	\$ 1,418,980

Rationale:

Market data supports the conclusion that the overall assessed value of lots 0026 and 0027 combined is \$1,497,410. In order to achieve this end, the Commission will reduce the proposed assessed value of lot 0027 to \$78,430 and the value of the improvements of lot 0027 to \$986,930, respectively. Based on the unique circumstances, Petitioner should consider the recommendation of the Office of Tax and Revenue to consolidate the two lots.

COMMISSIONER SIGNATURES

Hillary Lovick, Esq.

Frank Sanders

Richard Amato, Esq.

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Date: September 11, 2012

Legal Description of Property

Square: 0239 Lot: 0027

Property Address: 13th Street NW

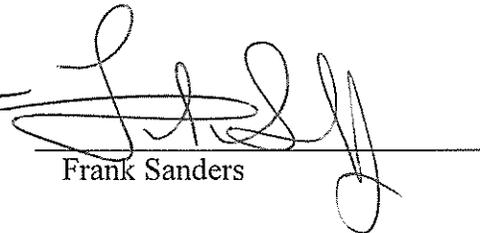
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	127,950	Land	78,430
Building	-0-	Building	-0-
Total	\$ 127,950	Total	\$ 78,430

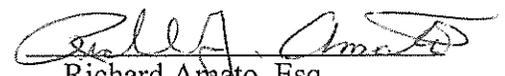
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Date: September 11, 2012

Legal Description of Property

Square: 0315 Lot: 2025

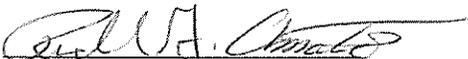
Property Address: 1115 12th Street NW #503

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	62,840	Land	62,840
Building	146,620	Building	127,160
Total	\$ 209,460	Total	\$ 190,000

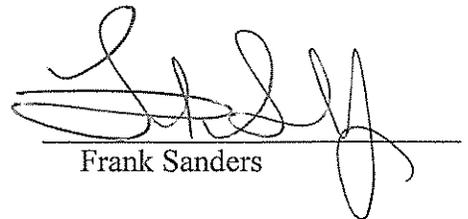
Rationale:

The Commission finds that based upon the sales information provided by the Petitioner in the appraisal submitted by the Petitioner, that a reduction in the market value is warranted.

COMMISSIONER SIGNATURES


Richard Amato, Esq.


Hillary Lovick, Esq.


Frank Sanders

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Date: September 17, 2012

Legal Description of Property

Square: 0368 Lot: 2034

Property Address: 936 N Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	143,290	Land	143,290
Building	334,330	Building	281,710
Total	\$ 477,620	Total	\$ 425,000

Rationale:

The property originally listed on MRIS in November, 2010 for \$474,900. The property was on the open market for 303 days before contract acceptance at \$425,000. The property settled on November 18, 2011 for \$425,000. Appraisal submitted dated October 18, 2011 for \$430,000. The Commission finds that the sale of the subject in November, 2011 for a price of \$425,000 was an arms-length transaction. The property was exposed on the open market and was negotiated by a licensed real estate brokerage firm. The Commission finds that in this case the purchase price of the subject property is the best indicator of market value and therefore a reduction is warranted.

COMMISSIONER SIGNATURES

Gregory Syphax

Clifline Jones

Trent Williams

FURTHER APPEAL PROCEDURES

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Date: September 17, 2012

Legal Description of Property

Square: 0368 Lot: 2040

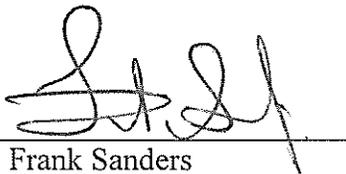
Property Address: 1215 10th Street NW

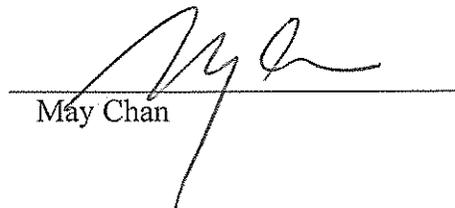
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	67,370	Land	67,370
Building	157,200	Building	139,130
Total	\$ 224,570	Total	\$ 206,500

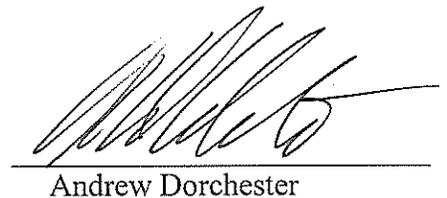
Rationale:

The Commission finds that the market sales provided by the Office of Tax and Revenue are out of equalization with other comparable properties in the neighborhood and do not support the proposed assessment for Tax Year 2013. Therefore, a reduction is warranted.

COMMISSIONER SIGNATURES

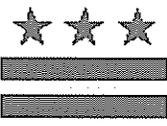

Frank Sanders


May Chan


Andrew Dorchester

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Date: October 3, 2012

Legal Description of Property

Square: 0485 Lot: 2029

Property Address: 809 6th Street NW #64

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	149,380	Land	149,380
Building	348,570	Building	318,620
Total	\$ 497,950	Total	\$ 468,000

Rationale:

The Commission recognizes that the Petitioner has made an error on the property's legal description by providing the lot number for the garage parking space he owns, rather than the condominium apartment unit that is the subject of the appeal. The correct lot number is 2029 and not 2033 as stated on the appeal form.

The Commission reviewed the evidence presented by the Petitioner at this "Non-Appearance" hearing. The Petitioner stated in his appeal form that the subject was valued by a realtor in the year prior to the filing of his appeal "in the low \$470,000's (not including the garage parking space)." Further, the Petitioner submitted a sale, unit 65, in the subject's condominium regime. Unit 65 is next door to the subject which sale was recorded in calendar year 2010 for \$455,000-not including a garage parking space.

The Commission also reviewed other comparable two bedroom, two bedroom units within a block of the subject which provided supporting evidence for the Commission's value estimate. On the basis of this evidence, the Commission determines the value of the subject property for the tax year 2013 to be \$468,000.

COMMISSIONER SIGNATURES

Gregory Syphax

Richard Amato, Esq.

Clifton Jones

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Date: September 17, 2012

Legal Description of Property

Square: 0785 Lot: 0827

Property Address: 120 4th Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	468,420	Land	468,420
Building	471,580	Building	394,330
Total	\$ 940,000	Total	\$ 862,750

Rationale:

The Commission finds that the sale of the subject in April, 2011 for a price of \$862,750 was an arms-length transaction. The property was exposed on the open market and was negotiated by a licensed real estate brokerage firm. The Commission finds that in this case the purchase price of the subject property is the best indicator of market value and therefore a reduction is warranted.

COMMISSIONER SIGNATURES

Gregory Syphax

Cliftine Jones

Frank Sanders

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Legal Description of Property

Square: 0900 Lot: 0046

Property Address: 209 8th Street SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	291,820	Land	291,820
Building	598,180	Building	553,180
Total	\$ 890,000	Total	\$ 845,000

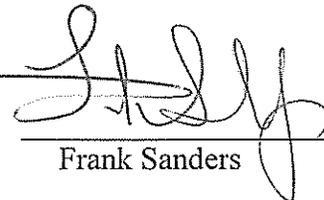
Rationale:

The Commission agrees to reduce the proposed assessment from \$890,000 to \$845,000 based upon the sale of the property on February 23, 2011 for \$799,000 reflecting subsequent market data indicating an increase in value as is acknowledged by the Petitioners appraisal report.

COMMISSIONER SIGNATURES


Richard Amato, Esq.


Hillary Lovick, Esq.


Frank Sanders

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Date: September 17, 2012

Legal Description of Property

Square: 0923 Lot: 0046

Property Address: 240 8th Street SE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	389,950	Land	389,950
Building	530,070	Building	530,070
Total	\$ 920,020	Total	\$ 920,020

Rationale:

The Petitioner failed to submit any evidence to support their estimate of value. Therefore no reduction is warranted. Further, the Petitioner did not produce any evidence, i.e. contractor's estimates to remedy, to substantiate damage claims.

COMMISSIONER SIGNATURES

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Cliftine Jones

Trent Williams

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Date: September 11, 2012

Legal Description of Property

Square: 0984 Lot: 0040

Property Address: 522 12th Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	288,080	Land	288,080
Building	328,290	Building	328,290
Total	\$ 616,370	Total	\$ 616,370

Rationale:

The appraisal submitted by the Petitioner included inadequate comparables and adjustments without explanations. Comp #1 is far superior to the subject. Comp #3 required substantial renovations and was inferior to the subject. Neither represents reasonable comparisons. The Commission therefore sustains the proposed assessment for the Tax Year 2013.

COMMISSIONER SIGNATURES

Gregory Syphax

Clifline Jones

Trent Williams

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Date: September 11, 2012

Legal Description of Property

Square: 1357 Lot: 0813

Property Address: 4513 Potomac Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	914,010	Land	914,010
Building	821,300	Building	821,300
Total	\$ 1,735,310	Total	\$ 1,735,310

Rationale:

The Commission finds that recent market data indicates that the current assessment is a fair and equitable estimate of fair market value. The appraisal appears deficient in that the appraiser under estimates the river view amenity as reflected by comparables number "1" and number "3". The Commission therefore sustains the proposed assessment for Tax Year 2013.

COMMISSIONER SIGNATURES

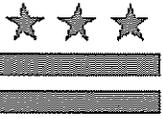
Gregory/Syphax

Cliftine Jones

Trent Williams

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Date: September 11, 2012

Legal Description of Property

Square: 1408 Lot: 0807

Property Address: 4727 Fulton Street NW

ORIGINAL ASSESSMENT

FINAL ASSESSMENT

Land	687,660	Land	687,660
Building	676,970	Building	676,970
Total	\$ 1,364,630	Total	\$ 1,364,630

Rationale:

The Petitioner provides no market evidence to support his estimate of market value at \$918,445. The Petitioner's evidence that his property is out of equalization with surrounding properties is based on his "Comparison Report" which consists of two neighboring properties assessed at \$1,247,970 and \$1,366,580 respectively. His property's assessment at \$1,364,630 therefore does not appear to be out of equalization. The Petitioner's argument that the assessment information regarding the dwelling's square foot building area is inaccurate can only be corrected (if needed) by allowing the Assessor to inspect and measure the dwelling. The Assessor has made such a request and has provided his telephone number to the owner so that he can call to make the arrangements. The Assessor indicates the owner has not responded.

The Commission has therefore sustained the assessment for Tax Year 2013.

COMMISSIONER SIGNATURES

Gregory Syphax

Cliftine Jones

Frank Sanders

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Date: September 17, 2012

Legal Description of Property

Square: 1467 Lot: 0967

Property Address: 5104 Warren Place NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	762,340	Land	762,340
Building	940,710	Building	787,660
Total	\$ 1,703,050	Total	\$ 1,550,000

Rationale:

Based on a recent appraisal report supplied by the Petitioner, a reduction is warranted. After a thorough review of the Petitioner's appraisal, which included viewing virtual tour photos on MRIS, the panel accepted the Petitioner's appraisal subject to a correction to comp #2. Comp. #2 was deemed far superior to the subject property in condition to the extent that the appraiser should have made an adjustment. If the appraiser had made such adjustment, the end result would have provided further support to the appraisal's final value estimate. The Assessor, who claimed that comp #2 was the best comparison, also failed to consider its superior condition in his analysis.

COMMISSIONER SIGNATURES

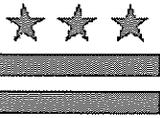
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Legal Description of Property

Square: 1474 Lot: 0010

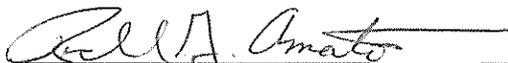
Property Address: 4974 Quebec Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	659,520	Land	659,520
Building	881,790	Building	881,790
Total	\$ 1,541,310	Total	\$ 1,541,310

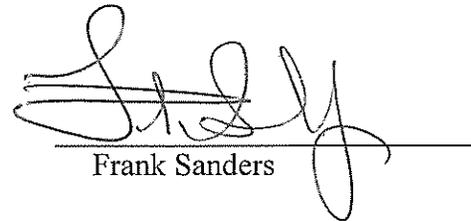
Rationale:

The Commission sustains the proposed assessed value of \$1,541,310; the appraisal submitted by the Petitioner failed to support a lower valuation of the property by a proponderance of the evidence. The Commission found additional market comparables consistent with the subject property to further support the proposed assessment.

COMMISSIONER SIGNATURES


Richard Amato, Esq.


Hillary Lovick, Esq.


Frank Sanders

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Date: September 11, 2012

Legal Description of Property

Square: 1601 Lot: 2040

Property Address: 4200 Massachusetts Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	133,690	Land	133,690
Building	311,960	Building	311,960
Total	\$ 445,650	Total	\$ 445,650

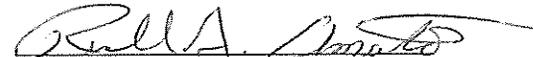
Rationale:

The Commission finds that the Petitioner presented insufficient evidence to demonstrate error in the proposed assessment. The assessment is sustained.

COMMISSIONER SIGNATURES


Hillary Lovick, Esq.


Frank Sanders


Richard Amato, Esq.

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Date: September 17, 2012

Legal Description of Property

Square: 1736 Lot: 2013

Property Address: 4801 Wisconsin Avenue NW #504

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	104,280	Land	104,280
Building	243,320	Building	243,320
Total	\$ 347,600	Total	\$ 347,600

Rationale:

The Petitioner failed to submit any evidence to support their estimate of value. Therefore no reduction is warranted. The Assessor's estimated value appears to be well supported by comparable sales data.

COMMISSIONER SIGNATURES

Gregory Syphax

Cliftine Jones

Trent Williams

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Date: September 25, 2012

Legal Description of Property

Square: 2069 Lot: 2043

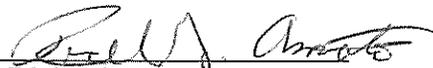
Property Address: 3446 Connecticut Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	81,720	Land	81,720
Building	190,670	Building	190,670
Total	\$ 272,390	Total	\$ 272,390

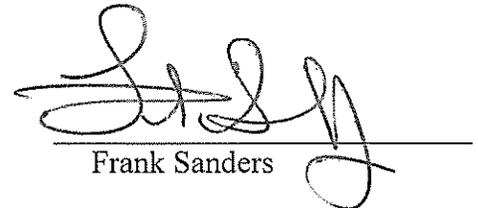
Rationale:

The Commission finds that the Petitioner failed to submit sufficient evidence to demonstrate by a preponderance of the evidence that the proposed assessment was erroneous. The proposed 2013 Tax Year assessment is sustained.

COMMISSIONER SIGNATURES


Richard Amato, Esq.


Hillary Lovick, Esq.


Frank Sanders

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: September 17, 2012

Legal Description of Property

Square: 2382 Lot: 0804

Property Address: 6939 Greenvale Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	301,810	Land	301,810
Building	410,080	Building	410,080
Total	\$ 711,890	Total	\$ 711,890

Rationale:

Market data supports the proposed Tax Year 2013 assessment. The Commission accepts the Assessor's approach to value.

See Attached Rationale.

COMMISSIONER SIGNATURES

Gregory Syphax

Cliffine Jones

Trent Williams

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BELOW

Date: September 17, 2012

Legal Description of Property

Square: 2528 Lot: 2155

Property Address: 2153 California Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	154,960	Land	154,960
Building	361,570	Building	325,040
Total	\$ 516,530	Total	\$ 480,000

Rationale:

The Commission finds that the sale of the subject in August, 2011 for a price of \$480,000 was an arms-length transaction. The property was exposed on the open market and was negotiated by a licensed real estate brokerage firm. The Commission finds that in this case the purchase price of the subject property is the best indicator of market value and therefore a reduction is warranted.

COMMISSIONER SIGNATURES

Hillary Lovick, Esq.

Richard Amato, Esq.

Frank Sanders

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Date: September 11, 2012

Legal Description of Property

Square: 2583 Lot: 2065

Property Address: 2627 Adams Mill Road NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	189,440	Land	189,440
Building	442,020	Building	409,560
Total	\$ 631,460	Total	\$ 599,000

Rationale:

The Commission finds that the recent market data indicates that the current proposed assessment should be reduced.

COMMISSIONER SIGNATURES

Hillary Lovick, Esq.

Frank Sanders

Richard Amato, Esq.

FURTHER APPEAL PROCEDURES

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