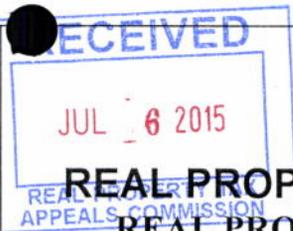


DISTRICT OF COLUMBIA GOVERNMENT  
 Real Property Tax Appeals Commission  
 One Judiciary Square  
 441 4<sup>th</sup> Street, N.W. Suite 360N  
 Washington, D.C. 20001  
 202-727-6860 (office)  
 202-727-0392 (fax)



**REAL PROPERTY TAX APPEALS COMMISSION**  
**REAL PROPERTY ASSESSMENT APPEAL FORM**

TAX YEAR 2016

PRINT OR TYPE ALL ITEMS NUMBER 1-9. APPEALS MUST BE FILED NO LATER THAN 45 DAYS FROM THE DATE OF FIRST-LEVEL DECISION  
 (EACH APPEAL MUST INCLUDE 1 ORIGINAL AND 4 COPIES)

1. PETITIONER'S NAME AND MAILING ADDRESS:

Name Stoyan V Tenev and Kremena E Teneva  
 Street 1402 21st St NW  
 City Washington  
 State DC Zip 20036

2. NAME AND ADDRESS OF OWNER:

Name Stoyan V Tenev and Kremena E Teneva  
 Street 1402 21st St NW  
 City Washington  
 State DC Zip 20036

FROM YOUR "REAL PROPERTY PROPOSED ASSESSMENT NOTICE"

3. Square 0068 Suffix \_\_\_\_\_ Lot 0070  
 Type of Property (res., etc.) residential  
 Class 001  
 Premises Address 1402 21st St NW  
 Neighborhood Code 010  
 Your Estimate of Value \$1,667,436

4. ASSESSED VALUE OF TAX YEARS:

	Last Year <u>TY2015</u>	Proposed TY <u>2016</u>	First Level Assessment Appeal Decision
Land	\$517,300	\$578,250	\$578,250
Building	\$1,315,000	\$1,366,630	\$1,366,630
Total	\$1,832,300	\$1,944,880	\$1,944,880

ATTACH COPIES OF INFORMATION ON VALUE OF PROPERTY, INCLUDING APPRAISALS, SALES DATA, PICTURES, ETC.

5. BASIS OF APPEAL

(Check appropriate items)

- A.  Property Damage or Condition
- B.  Disputed Property Record
- C.  Equalization – (higher or lower than other properties of same size or type)
- D.  Valuation – (more than 5% higher or lower than correct market value)
- E.  Classification Incorrect

6. PROPERTY VALUE INFORMATION

Has property been privately appraised? no  
 If appraised prior to January 1<sup>st</sup>, attach a copy with the appeal.  
 Purchase Price of Property \$ \$1,900,500  
 Date of Purchase 07/26/2013

7. STATE THE JUSTIFICATION FOR YOUR APPEAL (Attach additional or supporting documents.)

The assessed value of 1402 21st St for TY2016 is \$660/sq ft. The average assessment value for TY2016 per square foot of comparable homes on the 1400 block of 21st St is \$566. Based on this benchmark, the total value for 1402 21st St should be \$1,667,436 and not \$1,944,880. The assessed value for 1402 21st St NW is the second highest per sq ft of all similar properties on the block (23 or so properties). The only house that is assessed higher per sq ft is the neighboring house which has been purchased recently--two years or so before our purchase of 1402 21st ST in 2013. It seems like the current practice of real estate tax assessment is penalizing owners that have purchased their homes recently and is favoring owners that have kept their homes for long time. This is not a fair practice nor is a smart practice as it discourages market transactions from which the District benefits in the form of real estate transaction taxes.

8. DO YOU REQUEST AN APPEARANCE BEFORE THE COMMISSION? (check one item) A.  yes B.  no

9. I CERTIFY UNDER PENALTY OF LAW THAT THE INFORMATION PROVIDED IS TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. Making a false statement as to material facts is punishable by criminal penalties D.C. Code Section 22-2514.

Signature of OWNER [Signature] Home Phone 2024154130 Office Phone 2024731392  
 Fax Phone 202 415 4130 E-mail Address tenevst@gmail.com  
 Date 06/30/2015