



**Real Property Tax Appeals Commission**

IN ACCORDANCE WITH Section §47-825.01a of the District of Columbia Statutes you are hereby notified of your assessment for the tax year **2016** as finalized by the Real Property Tax Appeals Commission for the property described below. **IF YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW.**

**Hearing Date:** October 20, 2015      **Decision Date:** November 19, 2015

**Legal Description of Property**

Square: 0190    Lot: 2046

Property Address: 1901 16<sup>th</sup> Street, NW #303

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	78,370	Land	78,370
Building	182,860	Building	138,530
Total	\$ 261,230	Total	\$ 216,900

**Rationale:**

The subject property is a condo unit containing 373/sf. of gross living area (GLA), built in 1940. The subject "Easterly Condos" is located in the northwest quadrant of the city, in the neighborhood known as Old City 11. According to tax records the subject was purchased on July 8, 2014 for \$205,000. The basis of the appeal is equalization.

The Commission is charged with determining the estimated market value of the subject property as of January 1, 2015, the value date for tax year 2016. Pursuant to statute, the Petitioner must demonstrate by a preponderance of the evidence that the proposed assessment by the Office of Tax and Revenue (OTR) fails to represent the estimated market value of the property.

The Petitioner's main issue with OTR's analysis is that the subject property is being over assessed at a higher rate than other units in the regime. The Petitioner claims that the recent purchase price on 7/8/2014 should be considered the true indicator of value for the subject. The Petitioner submitted 5 units, 1901 16<sup>th</sup> ST. #13 (located in the building) 1701 16<sup>th</sup> ST. #204 , 1701 16<sup>th</sup> ST. #410 , 1825 T ST. #103 , and 1725 New Hampshire Ave. #203 , (Equalization) as justification for a decrease in the proposed assessment. At the hearing, OTR stated that all the Petitioner's comps were listings not sales, with two being coops which are assessed at only 65% of the condos value. Further the subject's neighborhood 40 sales in 2014 mean sale price per square foot was \$706 /sf. with the subject presently in line at \$700 /sf. OTR also conducted its own sales comparison report and equalization report to support its valuation.

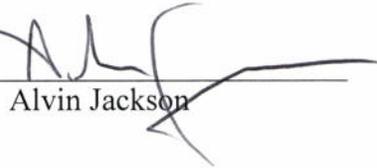
Upon review of the information provided by both parties, the Commission finds that OTR's proposed assessment (700/sf.) for the TY 2016 is fair and in line with the market; however the Commission also recognizes that the subject property sold on July 8, 2014 for \$205,000 as part of an arm's length transaction during the Tax Year 2016 valuation period. The Commission has adjusted the sales price to reflect market changes from the date of sale to

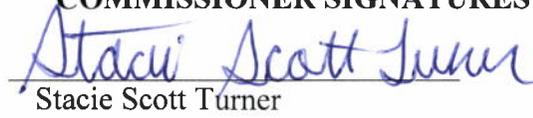
**Legal Description of Property**

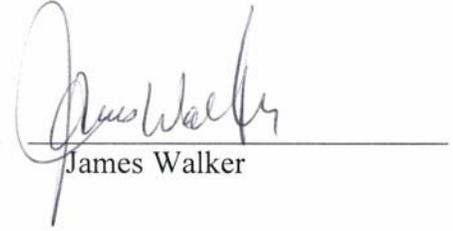
Square: 0191 Lot: 2046

Property Address: 1901 16<sup>th</sup> Street, NW #303

the date of valuation. This equates to a new value for the subject property, therefore the Commission finds that a reduction in the proposed 2016 tax year assessment is warranted.

  
Alvin Jackson

**COMMISSIONER SIGNATURES**  
  
Stacie Scott Turner

  
James Walker

**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 30<sup>th</sup> of the tax 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.

