

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
REAL PROPERTY TAX APPEALS COMMISSION**



Real Property Assessment Appeal Form – Tax Year 2016

YOU MUST FILE YOUR APPEAL WITHIN 45 DAYS OF THE DATE OF YOUR NOTICE OF 1ST LEVEL APPEAL DECISION

*Owner's Name: SJ GERSTENFELD S J G PROPERTIES *Square: 0210 *Suffix: _____ *Lot: 0128
 *Property Address: 1440 P ST NW *Tax Class 002 *Neighborhood Code 040
 Will you be appealing any other properties? Yes No, If Yes, please complete an appeal application for each.
 *Contact Phone Numbers: 703-245-9729 Tysons E-mail: JEREMY.CHITLIK@ALTUSGROUP.COM
 * Required information

Assessed Value of Tax Years

Last Year <u>2015</u>	Proposed TY <u>2016</u>	First Level Assessment Appeal Decision
Land \$ <u>7,045,050</u>	\$ <u>7,045,050</u>	\$ <u>7,045,050</u>
Building \$ <u>9,874,580</u>	\$ <u>10,193,810</u>	\$ <u>10,193,810</u>
Total \$ <u>16,919,630</u>	\$ <u>17,238,860</u>	\$ <u>17,238,860</u>

Please indicate the basis for **your appeal** (examples of supporting documentation are shown below):

<input checked="" type="checkbox"/> Estimated Market Value	Examples: recent written appraisal; recent settlement statement; property insurance documents
<input type="checkbox"/> Equalization	Example: a listing of properties that you consider to be comparable to your property.
<input type="checkbox"/> Classification	Indicate current use of the property, and date the use started: Date: _____ <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Vacant <input type="checkbox"/> Blight
<input type="checkbox"/> Property Damage or Condition	Please describe and provide evidence such as cost estimates and damage claims. Color photographs are strongly encouraged.
<input type="checkbox"/> Disputed Property Record	Explain:

Property Value Information

If your property has been privately appraised within the past 12 months prior to January 1st please attach a copy with the appeal.
 Purchase price of the property \$ _____ Date of Purchase _____ Your estimate of value \$ 15,043,200

Please state the justification for your appeal. (Attach additional or supporting documents.)

ASSESSMENT EXCEEDS INCOME APPROACH BASED ON MARKET PARAMETERS. SEE ATTACHED SUPPORT.

We conduct both telephone and in-person hearings as well as non-appearance reviews of the written record. Telephone and in-person hearings are conducted by appointment only. If you fail to appear and **have not** notified us twenty-four (24) hours in advance of the appointed time, your hearing will be converted to a non-appearance review of the written record and only the information furnished with your original petition will be considered in the review.

Please select your preferred hearing method: Non-Appearance Telephone _____ In-Person
 (Contact Phone Number)

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

Return 1 original and 4 copies of form to:
 Real Property Tax Appeals Commission
 441 4th Street, NW
 Suite 360 North
 Washington, D.C. 20001
 (202) 727-6860

Owner/Agent* Print Name: SCOTT SHEPPARD
 Signature: Scott Sheppard (PES)
 Date (mm/dd/yyyy): 9/4/15
 Mailing Address: 7900 WESTPARK DR, SUITE T600
 City: Tysons State: VA Zip: 22102
 Phone: Tysons Email: jeremy.chitlik@altusgroup.com

*If not the owner, a notarized RPTAC Letter of Agent Authorization must be attached. OTR's Letter of Agent Authorization will not be accepted.