



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 Neil T Boertlein
Street 1930 11th St NW
City Washington
State DC Zip 20001

2. NAME AND ADDRESS OF OWNER:

Name Neil T Boertlein
Street 1930 11th St NW
City Washington
State DC Zip 20001

FROM YOUR "REAL PROPERTY PROPOSED ASSESSMENT NOTICE"

3. Square 0305 Suffix -- Lot 0043
Type of Property (res., etc.) Residential
Class 001
Premises Address 1930 11th St NW
Neighborhood Code 040
Your Estimate of Value \$892,500

4. ASSESSED VALUE OF TAX YEARS:

	Last Year <u>2015</u>	Proposed TY <u>2016</u>	First Level Assessment Appeal Decision
Land	<u>\$455,810</u>	<u>\$514,950</u>	<u>\$514,950</u>
Building	<u>\$413,130</u>	<u>\$460,320</u>	<u>\$422,400</u>
Total	<u>\$868,940</u>	<u>\$975,270</u>	<u>\$937,350</u>

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 1st, attach a copy with the appeal.
Purchase Price of Property \$850,000
Date of Purchase December 23, 2013

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

The 2016 revised tax assessment for 1930 11th St is 10% higher than the December 2013 market sales price, an increase that is unsupported by the 2014 DC real estate market. The 2016 revised assessment is also 28% higher than proposed for the property next door at 1928 11th St, which is an identical lot with an identical building in similar condition, also a 2-unit conversion, and unlike 1930 11th St, 1928 has a brick garage. The revised assessment of 1930 11th St is also 23% higher than the proposed assessment for 1932 11th St, which is an identical lot with an identical building in similar condition, except remaining a single-family home. My Estimated Value of \$892,500 represents a 5% increase from the purchase price 12 months prior to the January 2015 assessment date, and is still substantially above the assessments of the adjacent comparable properties.

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 Home Phone 703-304-3505 Office Phone 703-849-9070
Fax Phone _____ E-mail Address n_bort@hotmail.com
Date July 1, 2015