

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



RECEIVED

JUL 31 2015 11:44AM EDT

DISTRICT OF COLUMBIA REAL PROPERTY
TAX APPEALS COMMISSION (DC RPTAC)
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 Keith McIntosh
Street 1230 31st Street, NW 2nd Floor
City Washington
State DC Zip 20007

2. NAME AND ADDRESS OF OWNER:

Name BDC Pennsylvania Avenue LLC
Street c/o Bernstein Corporation
City 5301 Wisconsin Ave, NW, Suite 600
State Washington, DC 20015 Zip _____

FROM YOUR "REAL PROPERTY PROPOSED ASSESSMENT NOTICE"

3. Square Square 0873 Lot 0112
Suffix _____ Lot _____
Type of Property (res., etc.) commercial
Class 002
Premises Address 600 Pennsylvania Avenue, SE
Neighborhood Code 009
Your Estimate of Value \$32,523,096

4. ASSESSED VALUE OF TAX YEARS:

	Last Year <u>2015</u>	Proposed TY <u>2016</u>	First Level Assessment Appeal Decision
Land	\$12,229,100	\$12,229,100	\$12,229,100
Building	\$22,357,100	\$26,882,980	\$24,257,600
Total	\$34,586,200	\$39,112,080	\$36,486,700

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? _____
If appraised prior to January 1st, attach a copy with the appeal.
Purchase Price of Property \$ \$14,250,000
Date of Purchase 8/30/2000

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

Please see attached worksheets.

We hereby request the assessor's worksheets within 5 days of the scheduled hearing.

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 _____ Office Phone 202-510-9732
Fax Phone 202-318-6450 E-mail Address keith@mcintoshtaxllc.com
Date 7/31/2015