

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)



REAL PROPERTY TAX APPEALS COMMISSION

REAL PROPERTY ASSESSMENT APPEAL FORM

TAX YEAR 2016

RECEIVED
 JUL 20 2015
 REAL PROPERTY TAX APPEALS COMMISSION

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 Spencer Nichols
 Street 1314 C Street SE
 City Washington
 State DC Zip 20003

2. NAME AND ADDRESS OF OWNER:

Name Spencer and Audrey Nichols
 Street same
 City same
 State same Zip same

FROM YOUR "REAL PROPERTY PROPOSED ASSESSMENT NOTICE"

3. Square 1040 Suffix _____ Lot 0012
 Type of Property (res., etc.) Residential
 Class 001
 Premises Address 1314 C Street SE
 Neighborhood Code 039
 Your Estimate of Value \$450,000

4. ASSESSED VALUE OF TAX YEARS:

	Last Year <u>2015</u>	Proposed TY <u>2016</u>	First Level Assessment Appeal Decision
Land	<u>264,210</u>	<u>297,000</u>	
Building	<u>332,930</u>	<u>359,900</u>	
Total	<u>597,140</u>	<u>656,900</u>	<u>656,900</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 \$ \$640,000 w/ \$10k credit
 Date of Purchase 9/16/13

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

There is simply no way that my house is the second most valuable on the block. Every other house is newer, in better condition or bigger. For example, 1300 through 1310 all have equal or greater numbers of bathrooms and bedrooms, are in better condition, and all have basements (we do not), yet all are assessed substantially lower. See attached spreadsheet for other examples. We were also listed as having 3 bedrooms which is incorrect - we only have 2. I also dispute that my tax year 2015 assessment is correct or that I received proper notice (or any notice) of an assessment increase for 2015.

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 *Spencer Nichols* Home Phone 757 284 1853 Cell Office Phone 202-733-3913
 Fax Phone _____ E-mail Address spencer.s.nichols@gmail.com
 Date 7/16/15