



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 23, 2015 **Decision Date:** November 24, 2015

Legal Description of Property

Square: 2049 Lot: 2096

Property Address: 2939 Van Ness Street NW # 916

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	90,500	Land	90,500
Building	211,160	Building	185,960
Total	\$ 301,660	Total	\$ 276,460

Rationale: 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) does not represent the estimated market value of the property.

The subject is a 789 sq. ft., 1 bedroom/1 bath condominium unit located in the Forest Hills neighborhood. The property was purchased in an arms-length transaction in June 2013 for \$255,000. The Petitioner has filed an appeal on the basis of equalization.

The Petitioner contends the subject is not in equalization and provided 3 comparable properties to support this argument. OTR submitted an equalization report containing nine comparable properties in support of the proposed 2016 assessment.

The Commission has considered the information and testimony of both parties and determined the property is not in equalization and warrants a reduction in value. The Commission finds the sales price adjusted for market growth is the best estimate of value. The Commission, therefore, has reduced the Tax Year 2016 assessment accordingly.

COMMISSIONER SIGNATURES

Donald Isaac, Jr.

Cliftine Jones

Stacie Scott Turner

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 30th 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.

Government of the District of Columbia
REAL PROPERTY TAX APPEALS COMMISSION

Notice of Decision

Tax Year 2016



Date: 12/01/2015

JULIA PARK
2939 VAN NESS ST NW APT 910
WASHINGTON, DC 200084642

Square: 2049 Suffix: Lot: 2096
Property Address: 2939 VAN NESS ST NW

This notice is to inform you of the result of your real property assessment hearing, which was held before the Real Property Tax Appeals Commission.

Your property's proposed market value based upon the first level appeal with the Real Property Assessment Division is:

2.	90,500	3.	211,160	4.	301,660
Land		Improvements		Total Proposed Value	

As a result of the hearing before the REAL PROPERTY TAX APPEALS COMMISSION, your property assessment is:

5.	90,500	6.	185,960	7.	276,460
Land		Improvements		Total Proposed Value	

Donald Isaac - Commissioner
Cliftine Jones - Commissioner
Stacie Scott Turner - Commissioner

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under applicable provisions of the D.C. Code.

Appeals to the D.C. Superior Court must be filed no later than September 30th of the same 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 & Revenue.