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
Aug 06 2015 05:27PM EDT
DISTRICT OF COLUMBIA REAL PROPERTY
TAX APPEALS COMMISSION (RPTAC)
Transaction ID: 57669384

REAL PROPERTY TAX APPEALS COMMISSION
REAL PROPERTY ASSESSMENT APPEAL FORM

TAX YEAR _____

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)

RECEIVED
JUL - 9 2015
REAL PROPERTY TAX
APPEALS COMMISSION

1. PETITIONER'S NAME AND MAILING ADDRESS:

Name: Reginald Stanley
Street: 5368 27th Street NW
City: Washington
State: DC Zip: 20015

2. NAME AND ADDRESS OF OWNER:

Name: Reginald Stanley and Rocky Galloway
Street: 5368 27th Street NW
City: Washington
State: DC Zip: 20015

FROM YOUR "REAL PROPERTY PROPOSED ASSESSMENT NOTICE"

3. Square 2292 Suffix _____ Lot 0830

Type of Property (res., etc.) Res.
Class 001
Premises Address 5368 27th Street NW
Neighborhood Code 011
Your Estimate of Value $2,850,000

4. ASSESSED VALUE OF TAX YEARS:

	Last Year 2015	Proposed TY 2016	First Level Assessment Appeal Decision
Land	$ 449,850	$ 475,000	$ 475,000
Building	$ 3,124,030	$ 3,136,450	$ 3,136,450
Total	$ 3,573,880	$3,611,450	$ 3,611,450

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 $3,000,000
Date of Purchase 2007

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

We believe yhat he property is overvalued and overassessed based on lack of sale after original proeprty listing and 2 price reductions frm $3,400,000 to $3,195,000 and current listing at $2,995,000. These listing began in April 2014 to today and are all below hte assessed values of from 2014 - 2016. Realtor qualitative assessments indicated we likely overpaid for our house. Two comparables submitted had similar or larger properties, square footage, rooms, and conditon and yet their assessed values were significantly lower indicating a value in the range of $2.7M to $2.8M. A review of teh immediate neighboring properties at 5370 - 5362 27th Street indicate ratios of current estaimted market/property value to 2016 assessed values at 94% versus ours at 119%. We believe, and hope, our property is worth between $2.8M and $2.9M and will net $2,845,250 after realtors fees.

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 240-888-7158 Office Phone 240-888-7159
Fax Phone _____ E-mail Address reggie@stanley-galloway.com
Date June 27, 2015