



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 20, 2015	
Legal Description of Property			
Square: 2976 Lot: 0058			
Property Address: 829 Tuckerman Street NW			
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	209,640	Land	209,640
Building	110,270	Building	110,270
Total	\$ 319,910	Total	\$ 319,910

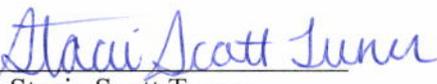
Rationale: The Commission is charged with determining the estimated market value of the subject property as of January 1, 2015, the value date for tax year 2016. Pursuant to statute, the Petitioner must demonstrate by a preponderance of the evidence that the proposed assessment by the Office of Tax and Revenue (OTR) fails to represent the estimated market value of the property.

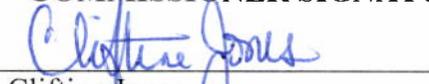
The subject property is a 1,056 square foot, 3 bedroom/1 bath semi-detached brick home located in the Brightwood neighborhood. The bases of the appeal are equalization and property damage/condition.

The Petitioner contends that homes in the neighborhood that are in better condition sold for less than the subject's proposed 2016 assessment and provided 3 comparable sales averaging \$270,000 to support this claim. Additionally, the Petitioner argued that the condition of his property is inferior to the comparables and provided photographs showing interior damage (i.e. leaks and plaster cracks) and exterior repairs needed to restore the chimney, porch, and stairs. OTR challenged the comparable sales presented citing that although they were in close proximity (within 4 blocks), they are technically located in a competing sub-neighborhood of Brightwood; and two of the referenced sales occurred in 2015 (beyond the date of finality). OTR's Sales Report showed 3 comparable sales averaging \$329,000. OTR's Equalization Report shows the assessed value of the land and improvements to be in line with neighboring homes.

The Commission has considered the information and testimony of both parties and determined that the condition of the subject property warrants a slight reduction to the improvement value. However, the value does not meet the 5% rule contained in D.C. Official Code § 47-825.01a (e)(4)(C)(ii) which authorizes the Commission to raise or lower the estimated value of any real property which it finds to be more than 5% above or below the estimated market value of that property. The Commission, therefore, *sustains* the proposed assessment for tax year 2016.

COMMISSIONER SIGNATURES


Stacie Scott Turner


Cliftine Jones

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: 11/20/2015

Walter Ferguson
829 TUCKERMAN ST NW
WASHINGTON, DC 200111109

Square: 2976 Suffix: Lot: 0058
Property Address: 0829 TUCKERMAN 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.	209,640	3.	110,270	4.	319,910
Land		Improvements		Total Proposed Value	

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

5.	209,640	6.	110,270	7.	319,910
Land		Improvements		Total Proposed Value	

Stacie Scott Turner - Commissioner
Cliftine Jones - 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.