

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

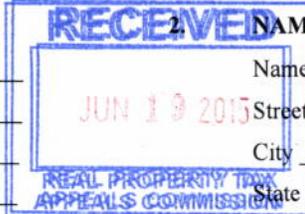
REAL PROPERTY ASSESSMENT APPEAL FORM

TAX YEAR 2016

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 Terrance Savitsky
Street 1669 GALES ST NE
City Washington
State District of Columbia Zip 20002



2. NAME AND ADDRESS OF OWNER:

Name _____
Street _____
City _____
State _____ Zip _____

FROM YOUR "REAL PROPERTY PROPOSED ASSESSMENT NOTICE"

3. Square 4540 Suffix _____ Lot 0190
Type of Property (res., etc.) Residential
Class _____
Premises Address 1669 GALES ST NE
Neighborhood Code 039
Your Estimate of Value \$495,000

4. ASSESSED VALUE OF TAX YEARS:

	Last Year <u>2015</u>	Proposed TY <u>2016</u>	First Level Assessment Appeal Decision
Land	<u>212030</u>	<u>242140</u>	
Building	<u>304000</u>	<u>281890</u>	
Total	<u>516030</u>	<u>524030</u>	<u>524030</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 \$490000
Date of Purchase March 27, 2014

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

1. My property divides a home with 1667 Gales st ne, which is an exact duplicate of my unit. I paid \$5000 less on purchase in 2014 because 1667 is an end-unit and my unit is between 2 others. (The sale of both properties closed within a few days of each other). Yet, the proposed 2016 assessment for 1667 Gales is \$516,020, which is \$8000 LESS than my assessed value.
2. Both the sales value and rate of market increase for my property (1669 GALES) is distinct from properties further west - even 1 block - along Gales street. Firstly, my property sits right at the busy intersection of 17th st ne and Gales. Secondly, my property has no set-back from the street, and so, is very publicly accessible. The proper neighborhood comparison is with other properties close to 17th st ne. A comparable sale of note in 2015 was 1814 H PL NE, which has the same number of bedrooms (and 1 bathroom less) and was recently refurbished and sold for \$410,000 on April 13, 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 [Signature] Home Phone 617-797-3584 Office Phone 202-691-7382
Fax Phone _____ E-mail Address tds151@gmail.com
Date June 19, 2015