



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 28, 2013

Legal Description of Property

Square: 0050 Lot: 0087

Property Address: 2201 M Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	17,146,800	Land	17,146,800
Building	-0-	Building	-0-
Total	\$ 17,146,800	Total	\$ 17,146,800

Rationale: The subject property is a development site with approximately 15,588 sq. ft. of land area located at the corner of 22nd and M Streets NW. The property is zoned CR and has been reported approved for development with a 182 room hotel at a FAR of 7.84. The subject site was assembled during the period between 2006 and 2008 at a total acquisition cost of \$20,700,000. The Petitioner's appeal is based on valuation.

The Petitioner submitted evidence in the form of a letter of transmittal from an appraisal performed by CB Richard Ellis, Inc., signed by Kenneth Maiden, MAI, CCIM and Jerold Harvey, MAI, CCIM. The appraisal rendered an opinion of value of the subject property at \$10,000,000 as of March 5, 2009. The actual appraisal was not submitted for review. In addition, a full appraisal report prepared by Cushman & Wakefield was also submitted. This appraisal, signed by Brain M. Johnson, a Certified General Appraiser and Travis W. Walsh, MAI, CRE, rendered an opinion of value for the subject property at \$11,850,000 as of September 19, 2011. The report is based upon the results of a sales comparison approach.

The Commission reviewed the sales comparison approach in the appraisal report by Cushman & Wakefield and found the land value analysis to be unpersuasive. The appraisal, which relies on six land sales (two located in Oxon Hill, Maryland; one in Ashburn, Virginia; two in Arlington, Virginia; and one at 100 M Street NE, in DC) are not comparable and are deemed unacceptable by the Commission. The appraisals fail to show that the assessment by the Office of Tax and Revenue is erroneous. The Commission has therefore sustained the proposed assessment for Tax Year 2013.

COMMISSIONER SIGNATURES

Gregory Syphax

Hillary Lovick, Esq.

Richard Amato, Esq.

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 same 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.



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Date: January 24, 2013

Legal Description of Property

Square: 0115 Lot: 0064

Property Address: 1310 19th Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	834,000	Land	834,000
Building	1,684,010	Building	1,306,310
Total	\$ 2,518,010	Total	\$ 2,140,310

Rationale:

Pursuant to DC Code §47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE


Richard Amato, Esq.

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 same 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
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF TAX AND REVENUE
REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Square	115	Suffix		Lot (s)	64
Property Address	1310 19th Street NW				
Petitioner	1310 19 th Street Associates				

STIPULATION AGREEMENT

IT IS HEREBY AGREED BY AND BETWEEN THE PETITIONER AND THE DISTRICT OF COLUMBIA THAT IN ORDER TO EXPEDITIOUSLY SETTLE THIS MATTER, EACH PARTY AGREES TO STIPULATE TO THE ESTIMATED MARKET VALUE FOR THE SUBJECT PROPERTY FOR TAX YEAR 2013 AS FOLLOWS:

	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
LAND	\$834,000	\$834,000
IMPROVEMENTS	\$1,684,010	\$1,306,310
TOTAL	\$2,518,010	\$2,140,310

STIPULATED PERCENTAGE CHANGE: -15 % STIPULATED VALUE CHANGE \$ 377,700

JUSTIFICATION: For Tax Year 2013 OTR reviewed the property based on the income approach based on the specifics of the subject property the vacancy rate was increased.

BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE REAL PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES' STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME THE ASSESSED VALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEARINGS BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT.

FOR THE DISTRICT OF COLUMBIA:

APPRAISER: _____

D. Mayom-Paul

Date: 1/24/13

SUPERVISORY APPRAISER: _____

[Signature]

Date: 1/24/13

APPEALS & LITIGATION MANAGER/
RESIDENTIAL MANAGER: _____

[Signature]

Date: 24 JAN 2013

CHIEF APPRAISER: _____

(Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. greater than 20% or over \$12 million for Major Commercial.)

Date: _____

DIRECTOR: _____

(Properties where value change is greater than 30% or over \$20 million.)

Date: _____

FOR THE PETITIONER:

OWNER/AGENT: _____

[Signature]

Date: 1/20/13

AGENT'S COMPANY NAME: _____



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Date: January 24, 2013

Legal Description of Property

Square: 0139 Lot: 0057

Property Address: 1210 18th Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,785,600	Land	1,785,600
Building	3,130,260	Building	2,725,350
Total	\$ 4,915,860	Total	\$ 4,510,950

Rationale:

Pursuant to DC Code §47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE


Richard Amato, Esq.

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 same 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
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF TAX AND REVENUE
REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Square	139	Suffix		Lot (s)	57
Property Address	1210 18 TH Street NW				
Petitioner	WJ Candey Hardware Company				

STIPULATION AGREEMENT

IT IS HEREBY AGREED BY AND BETWEEN THE PETITIONER AND THE DISTRICT OF COLUMBIA THAT IN ORDER TO EXPEDITIOUSLY SETTLE THIS MATTER, EACH PARTY AGREES TO STIPULATE TO THE ESTIMATED MARKET VALUE FOR THE SUBJECT PROPERTY FOR TAX YEAR 2013 AS FOLLOWS:

	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
LAND	\$1,785,600	\$1,785,600
IMPROVEMENTS	\$3,130,260	\$2,725,350
TOTAL	\$4,915,860	\$4,510,950

STIPULATED PERCENTAGE CHANGE: -8.2 % STIPULATED VALUE CHANGE \$ 404,910

JUSTIFICATION: For Tax Year 2013 OTR reviewed the property based on the income approach based on the specifics of the subject property the market rent was decreased and expenses were increased.

BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE REAL PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES' STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME THE ASSESSED VALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEARINGS BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT.

FOR THE DISTRICT OF COLUMBIA:

APPRAISER: _____

D. Alayem-Paul

Date: 1/24/13

SUPERVISORY APPRAISER: _____

DAD

Date: 1/24/13

(All stipulations, Gen. Com. stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$4 million. Major Commercial stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$12 million.)

APPEALS & LITIGATION MANAGER/
RESIDENTIAL MANAGER: _____

Appeals & Litigation Manager (Commercial properties where value change is greater than 10% or over \$5 million.)
Residential Manager (All stipulations)

Date: _____

CHIEF APPRAISER: _____

(Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. greater than 20% or over \$12 million for Major Commercial.)

Date: _____

DIRECTOR: _____

(Properties where value change is greater than 30% or over \$20 million.)

Date: _____

FOR THE PETITIONER:

OWNER/AGENT: _____

[Signature]

Date: 1/23/13

AGENT'S COMPANY NAME: _____



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Date: January 24, 2013

Legal Description of Property

Square: 0159 Lot: 0815

Property Address: 1221 Connecticut Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	4,539,700	Land	3,941,150
Building	534,600	Building	464,110
Total	\$ 5,074,300	Total	\$ 4,405,260

Rationale:

Pursuant to DC Code §47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE

Richard Amato, Esq.

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 same 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
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF TAX AND REVENUE
REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Square	159	Suffix		Lot (s)	815
Property Address	1221 Connecticut Avenue NW				
Petitioner	1221 Planet F LLC				

STIPULATION AGREEMENT

IT IS HEREBY AGREED BY AND BETWEEN THE PETITIONER AND THE DISTRICT OF COLUMBIA THAT IN ORDER TO EXPEDITIOUSLY SETTLE THIS MATTER, EACH PARTY AGREES TO STIPULATE TO THE ESTIMATED MARKET VALUE FOR THE SUBJECT PROPERTY FOR TAX YEAR 2013 AS FOLLOWS:

	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
LAND	\$4,539,700	\$3,941,150
IMPROVEMENTS	\$534,600	\$464,110
TOTAL	\$5,074,300	\$4,405,260

STIPULATED PERCENTAGE CHANGE: -13.2 % STIPULATED VALUE CHANGE \$ 669,040

JUSTIFICATION: For Tax Year 2013 OTR reviewed the property based on the income approach based on the specifics of the subject property the vacancy rate was increased.

BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE REAL PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES' STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME THE ASSESSED VALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEARINGS BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT.

FOR THE DISTRICT OF COLUMBIA:

APPRaiser: _____

[Signature: D. Atayomi Paul]

Date: 1/24/13

SUPERVISORY APPRAISER: _____

[Signature]

Date: 1/24/13

APPEALS & LITIGATION MANAGER/
RESIDENTIAL MANAGER: _____

[Signature: D. Collica]

Date: 24 JAN 2013

CHIEF APPRAISER: _____

(Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. greater than 10% or over \$12 million for Major Commercial.)

Date: _____

DIRECTOR: _____

(Properties where value change is greater than 30% or over \$20 million.)

Date: _____

FOR THE PETITIONER:

OWNER/AGENT: _____

[Signature]

Date: 1/23/13

AGENT'S COMPANY NAME: _____



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Date: January 24, 2013

Legal Description of Property

Square: 0283 Lot: 0048

Property Address: 1201 L Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	11,595,180	Land	5,767,510
Building	1,000	Building	3,116,380
Total	\$ 11,596,180	Total	\$ 8,883,890

Rationale:

Pursuant to DC Code §47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE


Richard Amato, Esq.

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 same 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
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF TAX AND REVENUE
REAL PROPERTY TAX ADMINISTRATION

RPTAC ASSESSMENT STIPULATION FORM

Square	0283	Suffix		Lot (s)	0048
Property Address	1201 L Street NW				
Petitioner	American Health Care Associates				

STIPULATION AGREEMENT

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	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
LAND	\$11,595,180	\$5,767,510
IMPROVEMENTS	\$1,000	\$3,116,380
TOTAL	\$11,596,180	\$8,883,890

STIPULATED PERCENTAGE CHANGE: 23.39% STIPULATED VALUE CHANGE \$2,712,290

JUSTIFICATION: *The prior year assessment on subject is substantially lower than TY13 proposed Assessment. The TY13 proposed assessment was prepared base on the premised that subject is a development site, while the income the approach and analysis for subject property supported a lower value. . This Assessor will reconcile the value difference and stipulate to the income value (value in use).*

BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE REAL PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES' STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME THE ASSESSED VALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEARINGS BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT.

FOR THE DISTRICT OF COLUMBIA:

APPRAISER: _____

Date: 1/23/13

SUPERVISORY APPRAISER: _____

Date: 1/24/13

(All stipulations, Gen. Com. stipulations must originate with Supervisory Appraiser for change greater than 25% or over \$4 million. Major Commercial stipulations must originate with Supervisory Appraiser for change greater than 25% or over \$12 million.)

**APPEALS & LITIGATION MANAGER/
RESIDENTIAL MANAGER:** _____

Date: 24 JAN 2013

Appeals & Litigation Manager (Commercial properties where value change is greater than 10% or over \$5 million.)
Residential Manager (All stipulations)

CHIEF APPRAISER: _____

Date: _____

(Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. greater than 20% or over \$12 million for Major Commercial.)

DIRECTOR: _____

Date: _____

(Properties where value change is greater than 30% or over \$20 million.)

FOR THE PETITIONER:

OWNER/AGENT: _____

Date: 1/23/13

AGENT'S COMPANY NAME: _____

W. H. Lee & Sons



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Date: January 25, 2013

Legal Description of Property

Square: 0322 Lot: 0813

Property address: 430 11th Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	33,777,400	Land	26,499,000
Building	3,556,500	Building	1,000
Total	\$ 37,333,900	Total	\$ 26,500,000

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for tax year 2013). The subject is a 240-room hotel which was constructed in 1913 known as the Harrington Hotel. The bases of the appeal are equalization and valuation. The Petitioner’s argument is that “The Property is subject to the requirements and restrictions of the Pennsylvania Avenue Development Corporation (PADC). The PADC Plan, which is now administered by NCPC, requires the building remain in hotel use.” The Office of Tax and Revenue (OTR) indicates that the value of the property is in the land and has submitted land sales to support its value. The Commission has reviewed the Petitioner’s submissions with the restrictions on the property and reviewed the sales submitted by OTR and finds that a reduction in the proposed 2013 Tax Year assessment is warranted.

COMMISSIONER SIGNATURES

Frank Sanders

May Chan

Trent Williams

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 same 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.



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Date: January 24, 2013

Legal Description of Property

Square: 0625 Lot: 0062

Property address: 660 North Capitol Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	16,327,330	Land	16,327,330
Building	-0-	Building	-0-
Total	\$ 16,327,330	Total	\$ 16,327,330

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for tax year 2013). The subject is a 29,525 square foot development site, zoned C3C with an FAR of 6.5. The bases of the appeal are equalization and valuation. The issue presented by the Petitioner in his written argument is that there have been seven (7) land sales in the NOMA area in 2011. Five of the sales are located west of Union Station and the average dollar amount of the five sales is \$59.44/FAR, therefore it is the Petitioner's argument that the subject "should be valued at an equalized base rate of \$59.50/FAR." The Commission finds that the range of the five sales is from \$49.72/FAR to 73.50/FAR and the actual average of the five sales is \$62.40/FAR. The Office of Tax and Revenue (OTR) states that it has "reviewed market data info and parameters from OTR TY 2013 PDB analysis, the Delta Study and info from CoStar and other published sources." The Commission has reviewed the sales submitted and market data and finds that the subject is in equalization for its location and does not warrant a reduction in the assessment. The proposed 2013 tax year assessment is sustained.

COMMISSIONER SIGNATURES

Frank Sanders

May Chan

Trent Williams

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 same 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.



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Date: January 31, 2013

Legal Description of Property

Square: 0656 Lot: 0823

Property Address: 1525 Half Street SW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	3,022,800	Land	1,813,680
Building	11,240	Building	11,240
Total	\$ 3,034,040	Total	\$ 1,824,920

Rationale:

Pursuant to DC Code §47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE


Richard Amato, Esq.

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 same 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
 OFFICE OF THE CHIEF FINANCIAL OFFICER
 OFFICE OF TAX AND REVENUE
 REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Square	0656	Suffix		Lot (s)	0823
Property Address	1525 Half St SW				
Petitioner	Micheal D Epstein				

STIPULATION AGREEMENT

IT IS HEREBY AGREED BY AND BETWEEN THE PETITIONER AND THE DISTRICT OF COLUMBIA THAT IN ORDER TO EXPEDITIOUSLY SETTLE THIS MATTER, EACH PARTY AGREES TO STIPULATE TO THE ESTIMATED MARKET VALUE FOR THE SUBJECT PROPERTY FOR TAX YEAR 2013 AS FOLLOWS:

	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
LAND	3022800	1813680
IMPROVEMENTS	11240	11240
TOTAL	3034040	1824920

STIPULATED PERCENTAGE CHANGE: 34 % STIPULATED VALUE CHANGE \$ 1209120

JUSTIFICATION: OTR recommended assessed value is based upon market conditions for vacant land in the SE/SW Market. OTR's initial assessed value was based upon an \$50/FAR and the recommended value is based upon \$30/FAR.

BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE REAL PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES' STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME THE ASSESSED VALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEARINGS BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT.

FOR THE DISTRICT OF COLUMBIA:

APPRaiser:

[Signature]

Date: 12/18/2012

SUPERVISORY APPRAISER:

[Signature]

Date: 12/18/2012

(All stipulations, Gen. Com. stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$4 million. Major Commercial stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$12 million.)

APPEALS & LITIGATION MANAGER/
RESIDENTIAL MANAGER:

[Signature]

Date: 24 JAN 2013

Appeals & Litigation Manager (Commercial properties where value change is greater than 10% or over \$5 million.)
Residential Manager (All stipulations)

CHIEF APPRAISER:

[Signature]

Date: 1-24-13

(Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. greater than 20% or over \$12 million for Major Commercial.)

DIRECTOR:

[Signature]

Date: 1/24/13

(Properties where value change is greater than 30% or over \$20 million.)

FOR THE PETITIONER:

OWNER/AGENT:

[Signature]

Date: 1/24/13

AGENT'S COMPANY NAME:



Real Property Tax Appeals Commission

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Date: January 31, 2013

Legal Description of Property

Square: 0656 Lot: 0824

Property Address: 1515 Half Street SW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	5,972,700	Land	3,583,620
Building	22,280	Building	22,280
Total	\$ 5,994,980	Total	\$ 3,605,900

Rationale:

Pursuant to DC Code §47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE


Richard Amato, Esq.

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 same 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
 OFFICE OF THE CHIEF FINANCIAL OFFICER
 OFFICE OF TAX AND REVENUE
 REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Square	0656	Suffix		Lot (s)	0824
Property Address	1515 Half St SW				
Petitioner	Feldco LLC				

STIPULATION AGREEMENT

IT IS HEREBY AGREED BY AND BETWEEN THE PETITIONER AND THE DISTRICT OF COLUMBIA THAT IN ORDER TO EXPEDITIOUSLY SETTLE THIS MATTER, EACH PARTY AGREES TO STIPULATE TO THE ESTIMATED MARKET VALUE FOR THE SUBJECT PROPERTY FOR TAX YEAR 2013 AS FOLLOWS:

	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
LAND	5972700	3583620
IMPROVEMENTS	22280	22280
TOTAL	5994980	3605900

STIPULATED PERCENTAGE CHANGE: 34 % STIPULATED VALUE CHANGE \$ 2389080

JUSTIFICATION: OTR recommended assessed value is based upon market conditions for vacant land in the SE/SW Market. OTR's initial assessed value was based upon an \$50/FAR and the recommended value is based upon \$30/FAR.

BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE REAL PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES' STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME THE ASSESSED VALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEARINGS BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT.

FOR THE DISTRICT OF COLUMBIA:

APPRaiser:

[Signature]

Date: 12/10/2012

SUPERVISORY APPRAISER:

[Signature]

Date: 12/18/2012

(All stipulations, Gen. Com. stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$4 million. Major Commercial stipulations must originate with Supervisory Appraiser for changes greater than 25% or over \$12 million.)

APPEALS & LITIGATION MANAGER/

RESIDENTIAL MANAGER:

[Signature]

Date: 24 JAN 2013

Appeals & Litigation Manager (Commercial properties where value change is greater than 10% or over \$5 million.) Residential Manager (All stipulations)

CHIEF APPRAISER:

[Signature]

Date: 1-24-13

(Properties where value change is greater than 20% for Residential; greater than 20% or over \$4 million for Gen. Com. greater than 20% or over \$12 million for Major Commercial.)

DIRECTOR:

[Signature]

Date: 1/24/13

(Properties where value change is greater than 30% or over \$20 million.)

FOR THE PETITIONER:

OWNER/AGENT:

[Signature]

Date: 1/30/13

AGENT'S COMPANY NAME:



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you
Are hereby notified of your assessment for the current year **2013** as finalized by the
Real Property Tax Appeals Commission for the property described. If YOU
WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION
BELOW

Date: January 29, 2013

Legal Description of Property

Square: 0664 Lot: 0012

Property address: 1806 Half Street SW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,049,160	Land	899,280
Building	1,720	Building	1,720
Total	\$ 1,050,880	Total	\$ 901,000

Rationale:

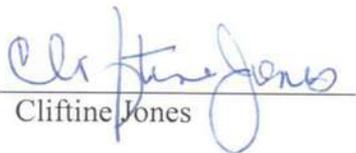
Pursuant to the statute, the Petitioner must demonstrate by the preponderance of the evidence that the proposed Tax Year 2013 assessment of the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of the January 1, 2012, valuation date.

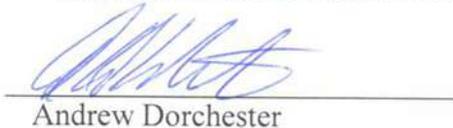
The subject property is a land parcel consisting of 4,996 square feet and located in the southwest quadrant of the District of Columbia. There is a structure on the land with a nominal value.

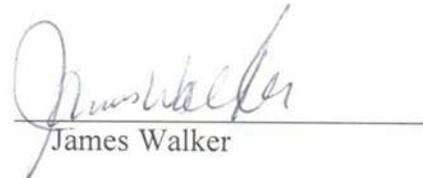
The RPTAC reviewed the submissions by the OTR and by the Petitioner. The issue in this case is the valuation of the site and the weight to be given to comparable land sales as they relate to the site's allowable FAR of 6.

The RPTAC finds that in this case, a reduction in the price per point of FAR is applicable and therefore reduces the proposed assessment for Tax Year 2013.

COMMISSIONER SIGNATURES


Cliftine Jones


Andrew Dorchester


James Walker

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 same 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.



Real Property Tax Appeals Commission

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BELOW

Date: January 29, 2013

Legal Description of Property

Square: 0669 Lot: 0855

Property address: O Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	14,231,000	Land	9,486,000
Building	-0-	Building	-0-
Total	\$ 14,231,000	Total	\$ 9,486,000

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for tax year 2013). The subject is a 36,593 square foot development site, zoned C3C with an FAR of 6.5. The bases of the appeal are equalization and valuation. The Petitioner argues that "two of the area's most well respected appraisers" analyzed the property and feel that the subject property is not as valuable as it relates to other sites in a mega-block, which surrounds the subject, because of its shape and location. One appraiser gives the lot a nominal value and the other gives the site about two-thirds the value of the adjoining lot. During the hearing the Office of Tax and Revenue (OTR) "recommended" a value which the Petitioner wanted to accept, however the Petitioner needed the approval of their client in order to stipulate on the value. The Commission has not received a stipulation form the parties however; after reviewing the submissions by the parties the Commission agrees with the "recommended" value by OTR and finds that a reduction for the proposed 2013 assessment is warranted.

COMMISSIONER SIGNATURES

Frank Sanders

Trent Williams

May Chan

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 same 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.



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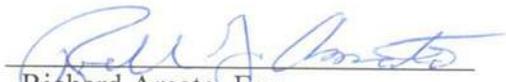
Date: January 29, 2013

Legal Description of Property			
Square: 0699N Lot: 0824			
Property Address: Half Street SW			
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	19,670,000	Land	15,736,000
Building	-0-	Building	-0-
Total	\$ 19,670,000	Total	\$ 15,736,000

Rationale:

Pursuant to DC Code §47-825.01a(c)(1)(B), the Stipulation Agreement entered into by the Office of Tax and Revenue and the Petitioner is accepted. The Stipulation Agreement resolves the matter of the Tax Year 2013 appeal.

COMMISSIONER SIGNATURE


Richard Amato, Esq.

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 same 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
 OFFICE OF THE CHIEF FINANCIAL OFFICER
 OFFICE OF TAX AND REVENUE
 REAL PROPERTY TAX ADMINISTRATION



RPTAC ASSESSMENT STIPULATION FORM

Square	699N	Suffix	Lot (s)	824
Property Address	Half Street SW			
Petitioner	Toll DC LP			

STIPULATION AGREEMENT

IT IS HEREBY AGREED BY AND BETWEEN THE PETITIONER AND THE DISTRICT OF COLUMBIA THAT IN ORDER TO EXPEDITIOUSLY SETTLE THIS MATTER, EACH PARTY AGREES TO STIPULATE TO THE ESTIMATED MARKET VALUE FOR THE SUBJECT PROPERTY FOR TAX YEAR 2013 AS FOLLOWS:

	PROPOSED ASSESSED VALUE (Assessed value after First Level)	STIPULATED ASSESSED VALUE
LAND	\$19,670,000	\$15,736,000
IMPROVEMENTS	\$0	\$0
TOTAL	\$19,670,000	\$15,736,000

STIPULATED PERCENTAGE CHANGE: -20 % STIPULATED VALUE CHANGE \$ 3,934,000

JUSTIFICATION: The reduction in the assessment of the subject property was based upon the changes in the real estate market for vacant land in the immediate area and the recent sale of the subject property. The subject sold for \$14.5 million. OTR's initial assessment was \$70/FAR and the revised assessment is \$56/FAR.

BY ENTERING INTO THIS STIPULATION AGREEMENT, THE PARTIES AGREE THAT UPON ACCEPTANCE BY THE PARTIES AND THE REAL PROPERTY TAX APPEALS COMMISSION'S ADOPTION OF THE PARTIES' STIPULATED ASSESSMENT, THAT VALUE SHALL BECOME THE ASSESSED VALUE AND NEITHER PARTY, ITS HEIRS, ASSIGNS OR SUCCESSORS SHALL CONTEST THIS VALUE IN FURTHER HEARINGS BEFORE THE REAL PROPERTY TAX APPEALS COMMISSION OR APPEAL SUCH VALUE TO ANY COURT.

FOR THE DISTRICT OF COLUMBIA:

APPRAISER:

[Signature]

Date:

Dec-17-12

SUPERVISORY APPRAISER:

[Signature]

Date:

1/08/13

APPEALS & LITIGATION MANAGER/

RESIDENTIAL MANAGER:

[Signature]

Date:

8 Jan 2013

CHIEF APPRAISER:

[Signature]

Date:

1-24-13

DIRECTOR:

(Properties where value change is greater than 30% or over \$20 million.)

Date:

FOR THE PETITIONER:

OWNER/AGENT:

[Signature]

Date:

12/14/12

AGENT'S COMPANY NAME:

Wilkes Artis Chartered



Real Property Tax Appeals Commission

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0001

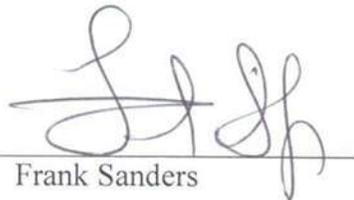
Property Address: 76 New York Avenue NE

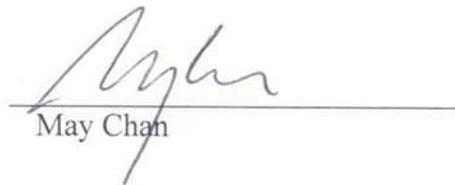
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	705,690	Land	705,690
Building	-0-	Building	-0-
Total	\$ 705,690	Total	\$ 705,690

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

COMMISSIONER SIGNATURES


Frank Sanders


May Chan


Trent Williams

FURTHER APPEAL PROCEDURES

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0002

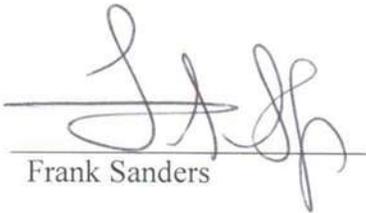
Property Address: New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	292,220	Land	292,220
Building	-0-	Building	-0-
Total	\$ 292,220	Total	\$ 292,220

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0003

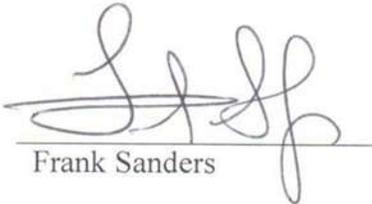
Property Address: New York Avenue NE

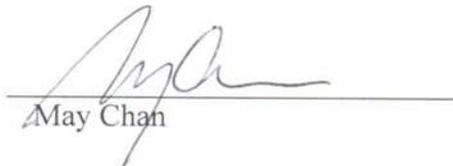
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	343,190	Land	343,190
Building	-0-	Building	-0-
Total	\$ 343,190	Total	\$ 343,190

Rationale:

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COMMISSIONER SIGNATURES


Frank Sanders


May Chan


Trent Williams

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0004

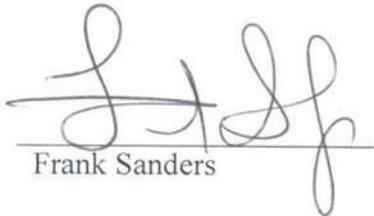
Property Address: 70 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	393,740	Land	393,740
Building	-0-	Building	-0-
Total	\$ 393,740	Total	\$ 393,740

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

COMMISSIONER SIGNATURES


Frank Sanders


May Chan


Trent Williams

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0005

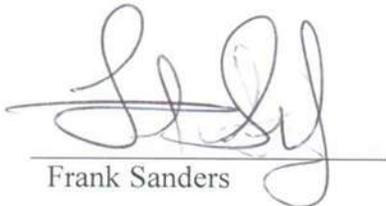
Property Address: 68 New York Avenue NE

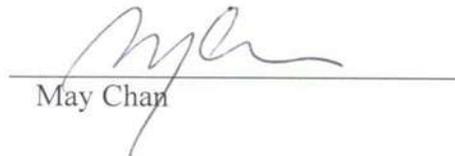
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	444,290	Land	444,290
Building	-0-	Building	-0-
Total	\$ 444,290	Total	\$ 444,290

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

COMMISSIONER SIGNATURES


Frank Sanders


May Chan


Trent Williams

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WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION
BELOW

Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0006

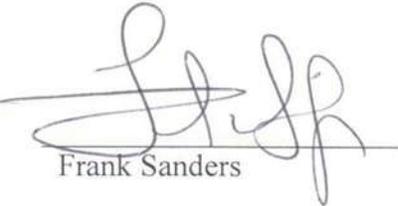
Property Address: 66 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	494,840	Land	494,840
Building	-0-	Building	-0-
Total	\$ 494,840	Total	\$ 494,840

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

COMMISSIONER SIGNATURES


Frank Sanders


May Chan


Trent Williams

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0007

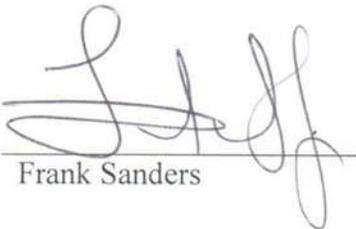
Property Address: 64 New York Avenue NE

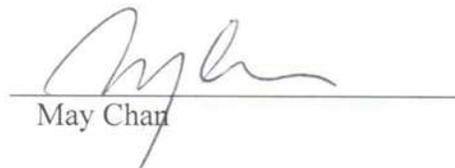
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	545,400	Land	545,400
Building	-0-	Building	-0-
Total	\$ 545,400	Total	\$ 545,400

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0008

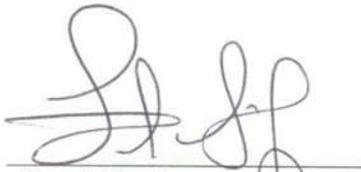
Property Address: 62 New York Avenue NE

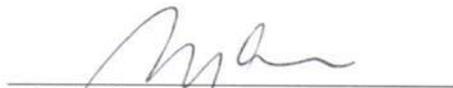
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	595,950	Land	595,950
Building	-0-	Building	-0-
Total	\$ 595,950	Total	\$ 595,950

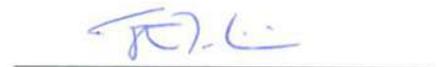
Rationale:

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COMMISSIONER SIGNATURES


Frank Sanders


May Chan


Trent Williams

FURTHER APPEAL PROCEDURES

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0009

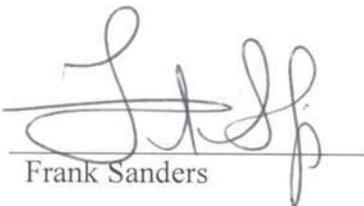
Property Address: 60 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	646,500	Land	646,500
Building	-0-	Building	-0-
Total	\$ 646,500	Total	\$ 646,500

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Frank Sanders


May Chan


Trent Williams

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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 same 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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0013

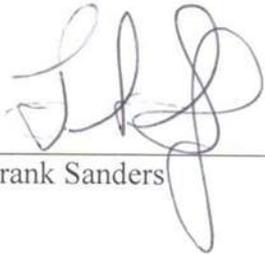
Property Address: 52 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	848,720	Land	848,720
Building	-0-	Building	-0-
Total	\$ 848,720	Total	\$ 848,720

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

COMMISSIONER SIGNATURES



Frank Sanders



May Chan



Trent Williams

FURTHER APPEAL PROCEDURES

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0014

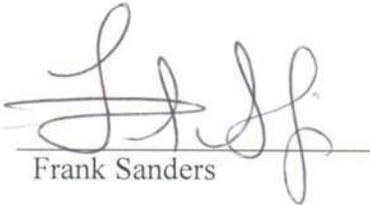
Property Address: 50 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	436,890	Land	436,890
Building	-0-	Building	-0-
Total	\$ 436,890	Total	\$ 436,890

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0015

Property Address: 48 New York Avenue NE

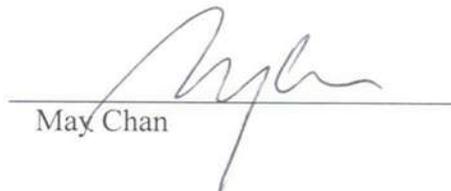
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	461,960	Land	461,960
Building	-0-	Building	-0-
Total	\$ 461,960	Total	\$ 461,960

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0016

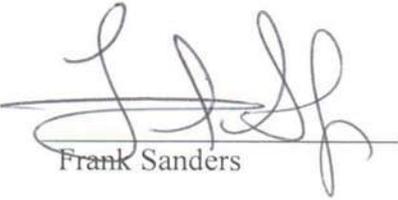
Property Address: 46 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	514,980	Land	514,980
Building	-0-	Building	-0-
Total	\$ 514,980	Total	\$ 514,980

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0017

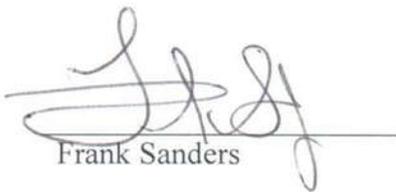
Property Address: 44 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	568,000	Land	568,000
Building	-0-	Building	-0-
Total	\$ 568,000	Total	\$ 568,000

Rationale:

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0018

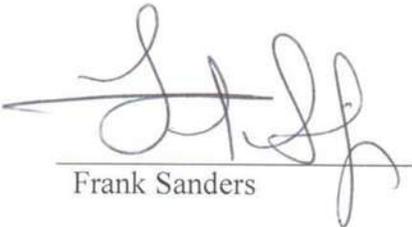
Property Address: 42 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	621,020	Land	621,020
Building	-0-	Building	-0-
Total	\$ 621,020	Total	\$ 621,020

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0019

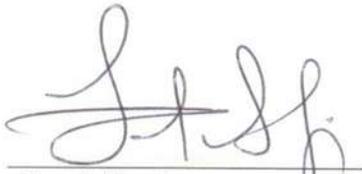
Property Address: 40 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	660,070	Land	660,070
Building	-0-	Building	-0-
Total	\$ 660,070	Total	\$ 660,070

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0020

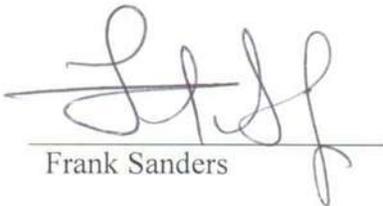
Property Address: 38 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	685,960	Land	685,960
Building	-0-	Building	-0-
Total	\$ 685,960	Total	\$ 685,960

Rationale:

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0021

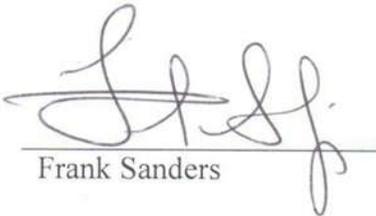
Property Address: 36 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0022

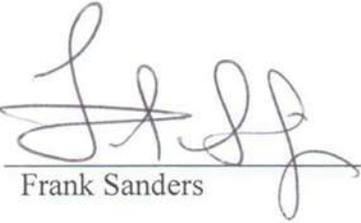
Property Address: 34 North Capitol Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0023

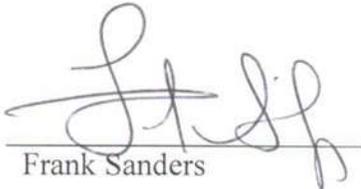
Property Address: 32 New York Avenue NE

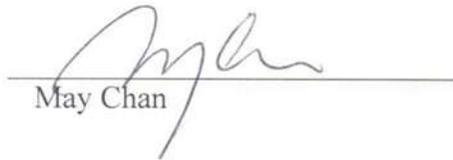
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0024

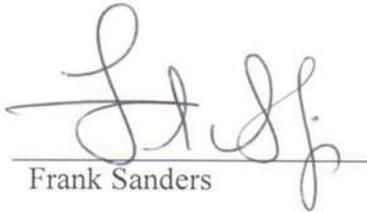
Property Address: 30 New York Avenue NE

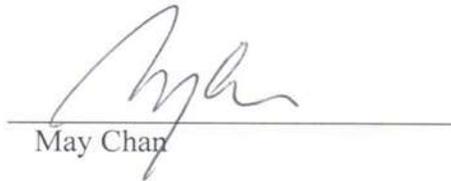
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0025

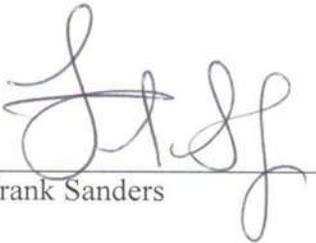
Property Address: 28 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0026

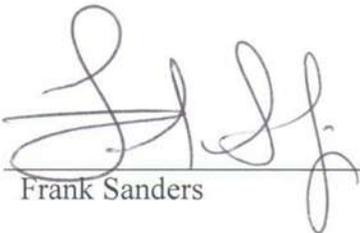
Property Address: 26 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0027

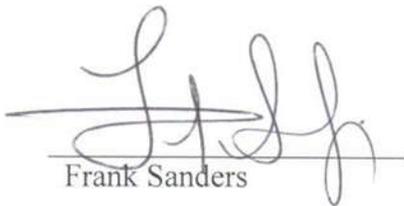
Property Address: 24 New York Avenue NE

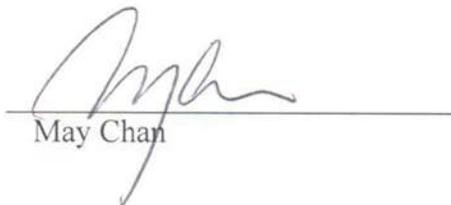
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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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 same 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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you
Are hereby notified of your assessment for the current year **2013** as finalized by the
Real Property Tax Appeals Commission for the property described. If YOU
WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION
BELOW

Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0028

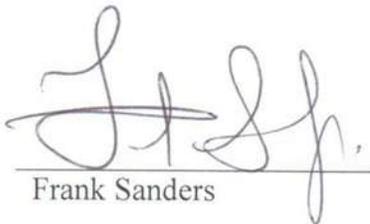
Property Address: 22 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

COMMISSIONER SIGNATURES


Frank Sanders


May Chan


Trent Williams

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0029

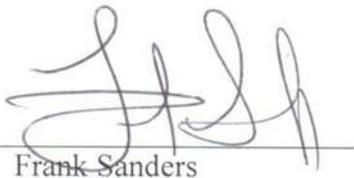
Property Address: 20 New York Avenue NE

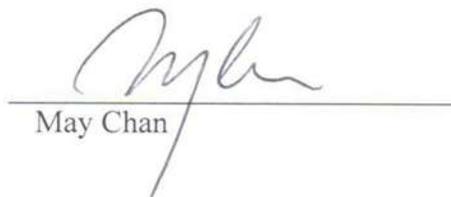
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0030

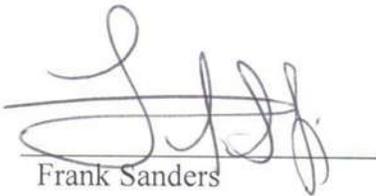
Property Address: 18 New York Avenue NE

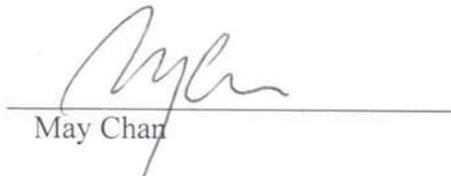
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0031

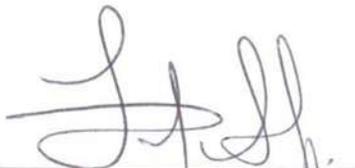
Property Address: 16 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0032

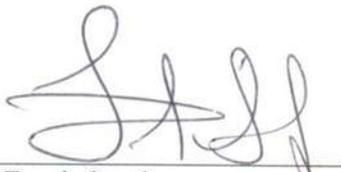
Property Address: 14 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

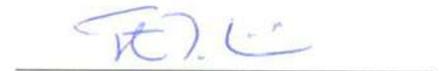
Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0033

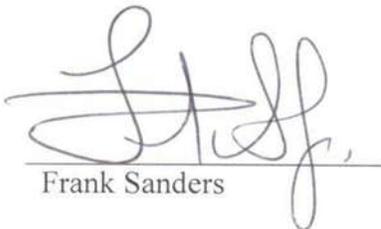
Property Address: 12 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0034

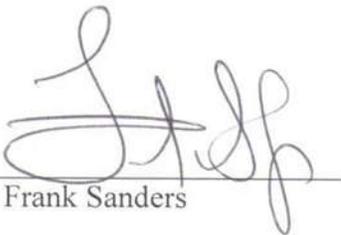
Property Address: 10 New York Avenue NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0035

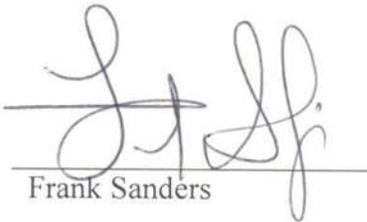
Property Address: 10 New York Avenue NE

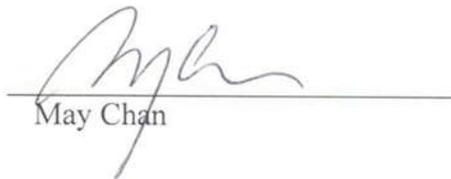
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	698,700	Land	698,700
Building	-0-	Building	-0-
Total	\$ 698,700	Total	\$ 698,700

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0039

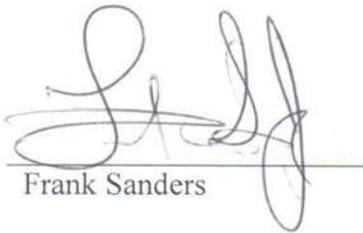
Property Address: 1311 North Capitol Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	304,960	Land	304,960
Building	-0-	Building	-0-
Total	\$ 304,960	Total	\$ 304,960

Rationale:

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0040

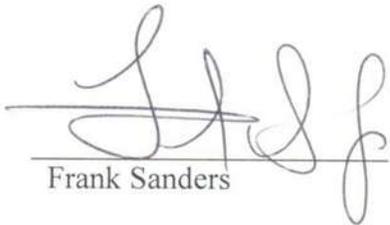
Property Address: 1313 North Capitol Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	536,360	Land	536,360
Building	-0-	Building	-0-
Total	\$ 536,360	Total	\$ 536,360

Rationale:

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0041

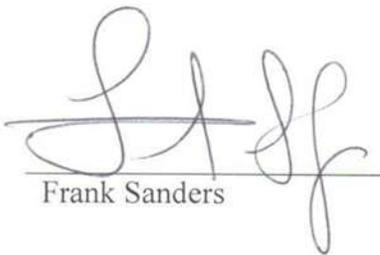
Property Address: 1315 North Capitol Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	697,060	Land	697,060
Building	-0-	Building	-0-
Total	\$ 697,060	Total	\$ 697,060

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0050

Property Address: O Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	779,260	Land	779,260
Building	-0-	Building	-0-
Total	\$ 779,260	Total	\$ 779,260

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0051

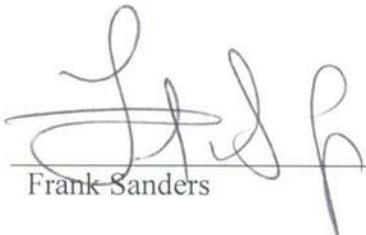
Property Address: O Street NE

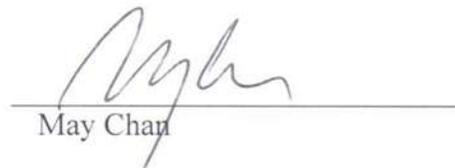
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	735,280	Land	735,280
Building	-0-	Building	-0-
Total	\$ 735,280	Total	\$ 735,280

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0052

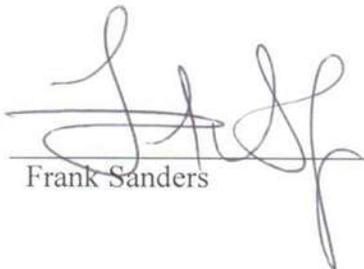
Property Address: 21 O Street NE

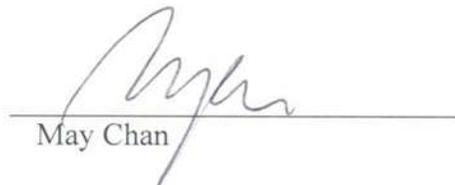
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	688,430	Land	688,430
Building	-0-	Building	-0-
Total	\$ 688,430	Total	\$ 688,430

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0053

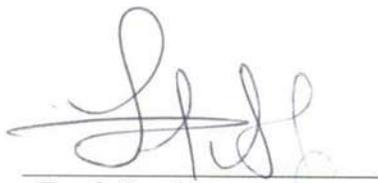
Property Address: 23 O Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	641,570	Land	641,570
Building	-0-	Building	-0-
Total	\$ 641,570	Total	\$ 641,570

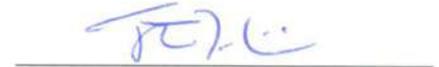
Rationale:

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COMMISSIONER SIGNATURES


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May Chan


Trent Williams

FURTHER APPEAL PROCEDURES

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Real Property Tax Appeals Commission

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0054

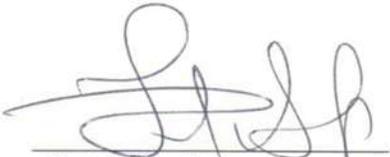
Property Address: 25 O Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	593,900	Land	593,900
Building	-0-	Building	-0-
Total	\$ 593,900	Total	\$ 593,900

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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BELOW

Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0055

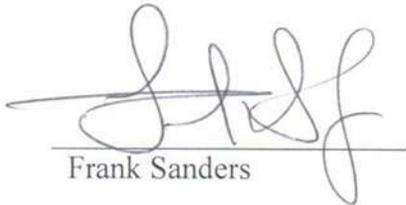
Property Address: 27 O Street NE

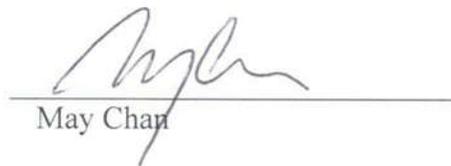
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	547,040	Land	547,040
Building	-0-	Building	-0-
Total	\$ 547,040	Total	\$ 547,040

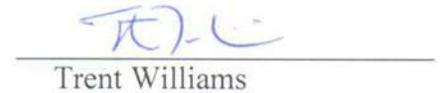
Rationale:

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0056

Property Address: O Street NE

ORIGINAL ASSESSMENT

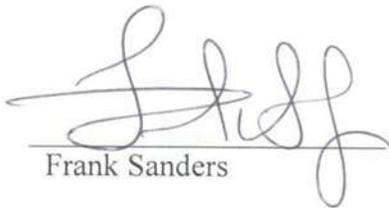
FINAL ASSESSMENT

Land	501,010	Land	501,010
Building	-0-	Building	-0-
Total	\$ 501,010	Total	\$ 501,010

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0057

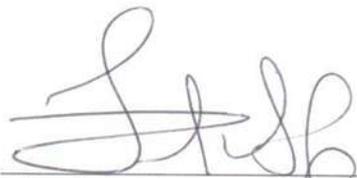
Property Address: O Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	454,160	Land	454,160
Building	-0-	Building	-0-
Total	\$ 454,160	Total	\$ 454,160

Rationale:

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0058

Property Address: 33 O Street NE

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	408,530	Land	408,530
Building	-0-	Building	-0-
Total	\$ 408,530	Total	\$ 408,530

Rationale:

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0059

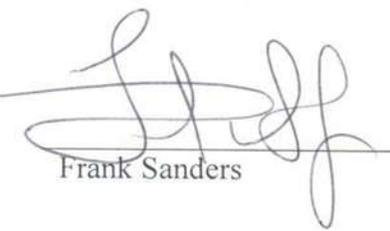
Property Address: 35 O Street NE

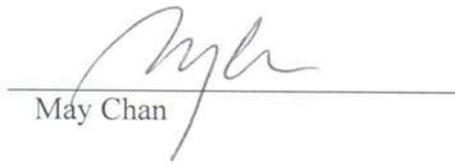
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	394,560	Land	394,560
Building	-0-	Building	-0-
Total	\$ 394,560	Total	\$ 394,560

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0060

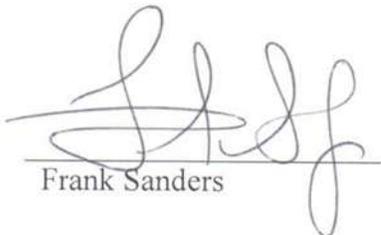
Property Address: 37 O Street NE

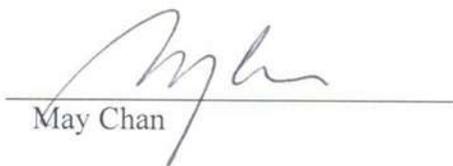
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	394,560	Land	394,560
Building	-0-	Building	-0-
Total	\$ 394,560	Total	\$ 394,560

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has “reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales.” The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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Date: January 22, 2013

Legal Description of Property

Square: 0670 Lot: 0061

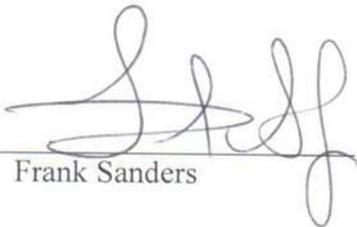
Property Address: 39 O Street NE

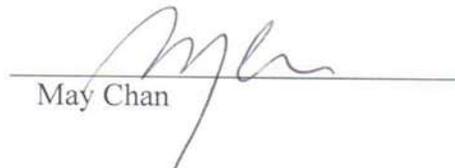
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	394,560	Land	394,560
Building	-0-	Building	-0-
Total	\$ 394,560	Total	\$ 394,560

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented sales information to supports its value. The Office of Tax and Revenue (OTR) states that it has "reviewed and utilized a substantial number of recent land sales within the NOMA area and determined a value per FAR point that is supported by those sales." The Commission has reviewed the sales submitted and finds that the proposed assessed value falls within the range of the sales provided by the Petitioner. Therefore the Commission sustains the proposed 2013 Tax Year assessment.

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