

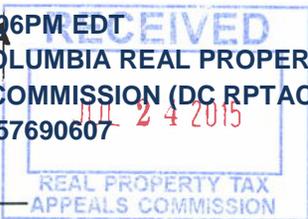
**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
REAL PROPERTY TAX APPEALS COMMISSION**

RECEIVED

AUG 11 2015 12:06PM EDT

DISTRICT OF COLUMBIA REAL PROPERTY  
TAX APPEALS COMMISSION (DC RPTAC)

Transaction ID: 57690607



Real Property Assessment Appeal Form – Tax Year 2016

YOU MUST FILE YOUR APPEAL WITHIN 45 DAYS OF THE DATE OF YOUR NOTICE OF 1<sup>ST</sup> LEVEL APPEAL DECISION

\*Owner's Name: ANALIA MILANS MUNELLS TRUST \*Square: 0025 \*Suffix: \_\_\_\_\_ \*Lot: 2212

\*Property Address: 2425 L ST NW 737 \*Tax Class 001 \*Neighborhood Code 17

Will you be appealing any other properties?  Yes  No, If Yes, please complete an appeal application for each.

\*Contact Phone Numbers: 202 4122965 202-623-3688 E-mail: milmuns@yahoo.com

\* Required information

**Assessed Value of Tax Years**

Last Year <u>2015</u>	Proposed TY 20 <u>  </u>	First Level Assessment Appeal Decision
Land \$ _____	\$ _____	\$ _____
Building \$ _____	\$ _____	\$ _____
Total \$ <u>855870</u>	\$ <u>864150</u>	\$ <u>864150</u>

Please indicate the basis for your appeal (examples of supporting documentation are shown below):

<input type="checkbox"/> <b>Estimated Market Value</b>	Examples: recent written appraisal; recent settlement statement; property insurance documents
<input checked="" type="checkbox"/> <b>Equalization</b>	Example: a listing of properties that you consider to be comparable to your property.
<input type="checkbox"/> <b>Classification</b>	Indicate current use of the property, and date the use started: Date: _____ <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Vacant <input type="checkbox"/> Blight
<input type="checkbox"/> <b>Property Damage or Condition</b>	Please describe and provide evidence such as cost estimates and damage claims. Color photographs are strongly encouraged.
<input type="checkbox"/> <b>Disputed Property Record</b>	Explain: _____

**Property Value Information**

If your property has been privately appraised within the past 12 months prior to January 1<sup>st</sup> please attach a copy with the appeal.

Purchase price of the property \$ 894 000 Date of Purchase NOV 14 2013 Your estimate of value \$ 751218

Please state the justification for your appeal. (Attach additional or supporting documents.)

PLEASE SEE ATTACHED INFORMATION

We conduct both telephone and in-person hearings as well as non-appearance reviews of the written record. Telephone and in-person hearings are conducted by appointment only. If you fail to appear and **have not** notified us twenty-four (24) hours in advance of the appointed time, your hearing will be converted to a non-appearance review of the written record and only the information furnished with your original petition will be considered in the review.

**Please select your preferred hearing method:**  Non-Appearance  Telephone \_\_\_\_\_  In-Person  
(Contact Phone Number)

I certify under penalty of law that the information provided is true, correct and complete to the best of my knowledge and belief. Making a false statement as to material facts is punishable by criminal penalties D.C. Code Section 22-2514

**Return 1 original and 4 copies of form to:**  
Real Property Tax Appeals Commission  
441 4<sup>th</sup> Street, NW  
Suite 360 North  
Washington, D.C. 20001  
(202) 727-6860

Print Name: ANALIA MILANS MUNELLS TRUSTEE  
Owner/Agent\* Signature: [Signature]  
Date (mm/dd/yyyy): July 23, 2015  
Daytime Phone: 202-623-3688  
Evening Phone: 202-412-2965

\*If not the owner, a notarized RPTAC Letter of Agent Authorization must be attached. OTR's Letter of Agent Authorization will not be accepted.



**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
REAL PROPERTY TAX APPEALS COMMISSION**

**LETTER OF AGENT AUTHORIZATION**

This letter authorizes ANALIA MILANS MUNEUS (owner/designated agent), located at 2425 L ST NW 737 (address) and (202) 412-2965 (phone), to act in my/our behalf as agent in all matters pertaining to the ad valorem tax and/or assessment on real property located in the District of Columbia, described below, and to review any and all documents relating to the assessment and taxation of the property. Specifically, this property is described as:

Square 0025 Lot 2212  
Address 2425 L ST NW 737  
City WASHINGTON State DC Zip 20037  
Owner of Record 29889

This letter of agent authorization pertains to Tax Year 2016 only.

This letter of agent authorization grants the authority to the agent named above to request and examine confidential records, discuss any appeal, and to agree to and sign a binding stipulation agreement with the Real Property Tax Appeals Commission regarding the tax assessment on the above described property at any time prior to filing a petition with the Tax Division of the Superior Court of the District of Columbia.

If this letter of agent authorization is signed by an individual purporting to represent an organization (corporation, partnership, etc.) as the owner of record, documents exhibiting authority of that individual to sign on behalf of the organization must be attached and made part of this letter of agent authorization. The filing of the Letter of Agent Authorization automatically revokes all previous agent authorizations with the Real Property Tax Appeals Commission for the years covered by this document and will remain in effect until the owner of record revokes it in writing.

Submission of false statements is subject to criminal penalty. D.C. Code §22-2514.

Square 0025 Lot 2212

Owner's Signature [Handwritten Signature]

Name (printed) ANALIA MIGANS MUNEELS TRUST

Title \_\_\_\_\_

Telephone Number 202 - 412 - 2965

Date July 23, 2015

**NOTARIZATION (Required for Commercial Properties and/or where confidential information is requested)**

I, \_\_\_\_\_, a Notary Public in and for the \_\_\_\_\_, do hereby certify that \_\_\_\_\_ (Name), as \_\_\_\_\_ (Title) of \_\_\_\_\_ (Owner of Record), personally appeared before me and acknowledged that this "Real Property Tax Appeals Commission Letter of Agent Authorization" was executed for the purpose herein expressed.

WITNESS MY HAND AND SEAL this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_(SEAL) My Commission Expires \_\_\_\_\_, 20\_\_\_\_\_

(Notary Public)

**ONLY ORIGINAL DOCUMENTS WILL BE ACCEPTED**

**Rev (08-13-14 RPTAC)**



**NOTICE OF 1st LEVEL APPEAL DECISION FOR TAX YEAR 2016**

Date of Notice: 06/12/2015

ANALIA MUNELLS TRUSTEE  
 2425 L ST NW APT 737  
 WASHINGTON DC 20037-2438

**TY 2016 Class** 001  
**Appraiser ID** 222  
**Appraiser Phone Number** (202) 442-6789

Square	Suffix	Lot	Neighborhood Code	Proposed Assessed Value	1 <sup>st</sup> Level Appeal Decision Value
0025		2212	010		
<b>Property Address:</b> 2425 L ST NW				Total 864,150	Total 864,150

This notice of final assessment is to inform you of the results of your administrative appeal with the Real Property Assessment Division. The assessor conducted a review of properties in the area that are equal or similar to this property to determine if its value is equalized. The assessor has determined that the property is generally in equalization with similar properties in the area. As a result of this review, the assessor has sustained the Proposed Assessed Value as reflected above. If you do not agree with the 1st Level Appeal Decision Value, you may file an appeal with the Real Property Tax Appeals Commission as described below.

**Your Appeal Rights:**

Property owners, a duly authorized agent of a property owner, or those with an interest in the property (such as lessee) have the right to appeal this assessment. If you do not believe the value reflected above represents fair market value for your property, you may proceed to the second level of appeal. The appeal process is briefly outlined below.

**Second Level of Appeal** If the appraiser and the property owner, or party of interest, do not agree with the Final Proposed Value following the administrative appeal, the property owner may proceed to the Real Property Tax Appeals Commission (RPTAC). You must complete an appeal form and submit it to RPTAC no later than 45 days from the date of your administrative appeal decision notice.

RPTAC forms can be obtained by visiting their website at [www.rptac.dc.gov](http://www.rptac.dc.gov). For further information you may call RPTAC at 202-727-6860.

**RPTAC will not accept an appeal unless an administrative appeal was filed with the Real Property Assessment Division.**

**Third Level of Appeal** If you are not satisfied with the RPTAC decision, you may appeal to the Superior Court of the District of Columbia.



**NOTICE OF PROPOSED REAL PROPERTY ASSESSMENT FOR TAX YEAR 2016**

*This is NOT a tax bill*

**See Appeal Information on Back – Electronic Filing Now Available**

Date of Notice: March 1, 2015  
 ANALIA MUNELLS TRUSTEE  
 2425 L ST NW APT 737  
 WASHINGTON DC 20037-2438

Appraiser ID: 222  
 Appraiser Phone Number: 202-442-6789  
 Notice Number: 5679292150214

Square	Suffix	Lot	2016 Proposed Property Classification	2015 Current Assessed Value	2016 Proposed Assessed Value
0025		2212	001	\$855,870	\$864,150
Property Address 2425 L ST NW Unit: 737			Neighborhood Code	2015 Estimated Taxable Assessment	2016 Estimated Taxable Assessment
			010	\$767,646	\$792,750

Your real property located in the District of Columbia has been assessed for real property taxation purposes. An analysis of local real estate market conditions has resulted in the above proposed assessed value. **This Notice of Proposed Real Property Assessment for Tax Year 2016 is the Office of Tax and Revenue's estimate of the market value of your real property as of January 1, 2015.** You may not rely on this Notice for the proposed tax classification of the real property if the real property has been or will be classified as Class 3 or Class 4 Property.

***Estimated Taxable Assessment***

There is a tax cap in the District of Columbia for eligible real properties receiving the homestead deduction. Under current law, the tax cap generally limits the increase in the taxable assessment to 10% over the prior year and may provide additional relief if the homestead deduction increases by a cost of living adjustment (COLA). Eligible properties will receive the benefit of the tax cap or the homestead deduction to determine the taxable assessment, whichever is more favorable to the taxpayer. However, the taxable assessment must be at least 40% of the real property's actual assessment. The tax rate is applied to the taxable assessment to determine the amount of tax that you owe. **Your Tax Year 2016 tax bill will generally be based on the proposed estimated taxable assessment shown above.** The proposed estimated taxable assessment is offered as a guide to estimating the amount of taxes that your real property may owe in Tax Year 2016, and it is subject to being lowered primarily because the homestead deduction may increase every year based on a COLA that is determined before billing.

***Homestead, Senior Citizen/Disabled and Other Tax Relief***

If you are domiciled in the District and your home is your principal place of residence, you may qualify for the District's homestead and senior citizen/disabled programs. The homestead benefit currently equates to a \$606.90 tax deduction, which may increase for the proposed tax year by a COLA. The senior citizen/disabled property tax relief generally reduces the tax by 50%. Additional requirements for the senior citizen/disabled program are that your household's federal adjusted gross income must be less than \$127,100 (a threshold that may increase for the proposed tax year by a COLA) and you individually must own at least 50% of the real property. Revised deductions and thresholds resulting from COLA increases will be published and the applicable application form revised accordingly.

***Apply For These or Other Tax Relief Benefits***

If you believe you are eligible for the homestead deduction or senior citizen/disabled tax relief but have not applied, or if you wish to cancel such programs, and for information regarding other tax relief benefits, deductions or exemptions, please see our Web site at [www.taxpayerservicecenter.com](http://www.taxpayerservicecenter.com) and select Real Property, or contact Customer Service at 202-727-4829 for further information. Please note that generally you must inform us within 30 days if you become ineligible for a tax relief program.

2425 L St. NW Apt. 737

Square 0025 Lot 2212

202-412-2965

[milmuns@yahoo.com](mailto:milmuns@yahoo.com)

Dear Real Property Tax Appeals Commission,

I, Analia Milans Munells, as Trustee for the "Analia Milans Munells Trust," hereby appeal the DC property tax assessed for years 2015 and 2016 for property located at 2425 L Street; NW, Apt. 737, and identified as Square 0025 Lot 2212. For 2015 the property assessment on said property increased 11.3% compared to 2014 which, as a consequence, also resulted in an over-assessment for tax year 2016. It is my belief that the property was over-assessed based on the enclosed documentation which supports this claim.

The appeal is grounded on the principle of Equalization based on comparable units for which I performed an analysis based on two parameters to determine a common comparator: 1) the assessed value per square feet and 2) ratio of the 2016 proposed assessed value to purchase price. For the above-referenced comparison, I have researched and identified units with similar characteristics, such as 2 bedrooms, 2 bathrooms, and parking space, as well as larger units in the same building. The analysis shows that all comparators were assessed at a lower value per square feet when compared to my property. Comparators are located in the following buildings:

- 1) Property at 2425 L ST NW built in 2006 land area 400 (7 available samples),
- 2) Property at 1111 25<sup>th</sup> ST NW Square 0025 built in 2005 land area 195 to 211 (7 available samples) a nearby building with similar characteristics, and
- 3) Property at 2425 L ST NW built in 2006 higher land area (2 available samples) with characteristics that contain a higher value for a purchaser such as a terrace and rooftop, among others.

The key parameters used for the analysis to showcase that the 2015 and 2016 property value was over-assessed are as follows:

- ✓ Living square feet
- ✓ Assessment value proposed for 2015 and 2016
- ✓ Assessment value per square feet proposed for 2015 and 2016
- ✓ Assessment value proposed in 2016 to purchase sale price

Detailed information, conclusions, and proposed assessment on the findings of the research and analysis are included in the attached Annex A and summarized below:

Based on the supporting data, below are key conclusions for the samples identified for my proposed appraisal are:

- ✓ Assessed value per square feet decreases the higher the living space, as shown in Annex A, Section B (Ref # B.1 to B.10).
- ✓ Assessed value per square feet is the same/constant on the 3<sup>rd</sup> thru 8<sup>th</sup> floors, as shown in Annex A, Sections B & C (Ref # B.3 to B.5 & C.1 to C.4.)
- ✓ All the units presented in the annex have been assessed at a lower assessed value per square feet, notwithstanding that some property purchased in 2006 and beyond, the assessed value to purchase price is above 100% since the assessed value increased over the years and/or the price per square feet was low/below market value.

**A) Property address: 2425 L St. NW (Year built 2006) – Current assessment for Unit #737 for which this appeal is being filed**

- ✓ The 2016 assessed value per square feet is \$704

**B) Comparable units in same building (Property address: 2425 L St. NW):** Comparable units in the same building have a lower assessment value compared to unit #737, as follows:

- ✓ The 2016 assessed value per square feet of the comparable units in the same building range between \$658 to \$682
- ✓ The 2016 assessed value per square feet of the unit #637 directly below, in the same building is \$674
- ✓ The 2016 assessed value to purchase price of comparable units in the same building purchased in 2013 and above range between 90.3% to 94.1%

**C) Comparable units in nearby properties:** The assessment value of comparable units in a nearby building (e.g., address 1111 25street, NW, built in 2005) with similar characteristics have a lower assessment value compared to unit #737:

- ✓ The 2016 assessed value per square feet of the comparable units in the nearby building range between \$612 to \$627
- ✓ The 2016 assessed value to purchase price of comparable units in the nearby building purchased in 2013 and above range between 85.7% to 94.1% (excludes outliers)

**D) Assessed value to purchase price for units at 2425 L St. NW with characteristics that contain a higher value to purchaser:**

- ✓ The 2016 assessed value per square feet of the two units in the same building range between \$616 to \$659
- ✓ The 2016 assessed value to purchase price of other units in the same building purchased between 2006 to 2013 range between 91.9% to 92.5%

**E) Proposed Assessment**

- ✓ The proposed assessment, founded and centered on the equalization rights, is based on the lowest assessed value per square feet of comparable units of \$612 per square feet representing an estimated assessed value to purchase price of 84.03% aligned with the supporting data.

Based on afore-mentioned, and based on the principle of equalization, I kindly request a reconsideration of the tax assessment for my property for the year 2016. Based on the presented sample data, Unit #737 has been clearly over-assessed. It is my conclusion that founded and centered on the equalization rights and based on the lowest assessed value per square feet of comparable units, the assessment for Unit #737 should be no higher than \$612 per square feet, which represents an estimated assessed value to purchase price of 84.03%.

I understand that an equalization appeal is based directly on the constitutional Guarantee of Equal Protection.

Your time and consideration is greatly appreciated.

Sincerely,  
  
Homeowner's signature

Analia Milans Munells

List of enclosures – Annex A

## **Annex A – Analysis of the DC Property Taxes of Comparable Properties and Public Information**

The data was obtained from the Office of the Tax and Revenue (<http://otr.cfo.dc.gov/page/real-property-tax-database-search>) and the living square feet and bedroom/bathroom from Published data on Redfin.com, Zillow.com, or other public information.

Please find below the analysis showing all the detailed information for comparable unites mentioned above as well as the proposed value for the 2015 and 2016 DC property tax assessment.

**Annex A - Analysis of the DC Property Taxes (for Square 0025 / Lot 2212)**

**A) Address: 2425 L St. NW (Year built 2006) - unit for which the appeal of the property taxes is being requested**

REF. #	Square	Suffix	Lot	Unit	Land Area	Living Sq. Ft. (A)	Appraised Sq. Ft.	2015 Assessment			2016 Assessment			Statistics		
								Total (B)	\$/sq. (B)/(A)	Total (C)	Total (C)	\$/sq. (C)/(A)	% increase from 2015	Sale \$ (D)	\$/sq. ft. (D)/(A)	% asses./ Sale \$ (C)/(D)
A.1.	0025		2212	737	400	1,228	NA	855,870	697	864,150	704	0.97%	894,000	728	96.7%	14-Nov-13

**B) Address: 2425 L St. NW (Year built 2006) - Comparable Units**

REF. #	Square	Suffix	Lot	Unit	Land Area	Living Sq. Ft. (A)	Appraised Sq. Ft.	2015 Assessment			2016 Assessment			Statistics		
								Total (B)	\$/sq. (B)/(A)	Total (C)	Total (C)	\$/sq. (C)/(A)	% increase from 2015	Sale \$ (D)	\$/sq. ft. (D)/(A)	% asses./ Sale \$ (C)/(D)
B.1.	0025		2172	404	400	1,279	NA	833,080	651	841,680	658	1.03%	911,000	712	92.4%	11-Jul-13
B.2.	0025		2351	637	400	1,215	NA	810,590	667	818,490	674	0.97%	800,000	658	102.3%	2-Apr-07
B.3.	0025		2315	337	400	1,196	NA	802,310	671	810,190	677	0.98%	850,000	711	95.3%	8-Aug-08
B.4.	0025		2341	537	400	1,194	NA	801,440	671	809,310	678	0.98%	790,000	662	102.4%	22-Jun-09
B.5.	0025		2355	642	400	1,193	NA	801,000	671	808,870	678	0.98%	860,000	721	94.1%	17-Oct-13
B.6.	0025		2320	342	400	1,184	NA	797,060	673	804,920	680	0.99%	723,600	611	111.2%	18-Aug-08
B.7.	0025		2345	542	400	1,171	NA	791,350	676	799,200	682	0.99%	885,000	756	90.3%	9-Oct-14

**C) Address: 1111 25 St. NW (Year built 2005) - Comparable Units**

REF. #	Square	Suffix	Lot	Unit	Land Area	Living Sq. Ft. (A)	Appraised Sq. Ft.	2015 Assessment			2016 Assessment			Statistics		
								Total (B)	\$/sq. (B)/(A)	Total (C)	Total (C)	\$/sq. (C)/(A)	% increase from 2015	Sale \$ (D)	\$/sq. ft. (D)/(A)	% asses./ Sale \$ (C)/(D)
C.1.	0025		2011	306	198	1,183	NA	691,690	585	723,690	612	4.63%	769,000	650	94.1%	25-Sep-13
C.2.	0025		2034	506	195	1,183	NA	691,690	585	723,690	612	4.63%	765,900	647	94.5%	22-Nov-05
C.3.	0025		2080	706	195	1,183	NA	691,690	585	723,690	612	4.63%	651,600	551	111.1%	1-Jul-13
C.4.	0025		2103	806	195	1,183	NA	691,690	585	723,690	612	4.63%	710,000	600	101.9%	29-Dec-11
C.5.	0025		2049	521	211	1,282	NA	763,580	596	799,500	624	4.70%	925,900	722	86.3%	16-Aug-05
C.6.	0025		2095	721	211	1,282	NA	762,650	595	797,590	622	4.58%	875,900	683	91.1%	5-Oct-05
C.7.	0025		2068	617	195	1,106	NA	662,730	599	693,610	627	4.66%	809,000	731	85.7%	28-Jul-14

**D) Address: 2425 L ST NW - Purchase price versus Assessment (Different Land areas) value:**

REF. #	Square	Suffix	Lot	Unit	Land Area	Living Sq. Ft. (A)	Appraised Sq. Ft.	2015 Assessment			2016 Assessment			Statistics		
								Total (B)	\$/sq. (B)/(A)	Total (C)	Total (C)	\$/sq. (C)/(A)	% increase from 2015	Sale \$ (D)	\$/sq. ft. (D)/(A)	% asses./ Sale \$ (C)/(D)
D.1.	0025		2225	939	1051	3,207	NA	1,868,330	583	2,113,000	659	13.10%	2,300,000	717	91.9%	11-Sep-07
D.2.	0025		2149	205	430	1,385	1,385	845,170	610	853,800	616	1.02%	923,000	666	92.5%	31-Jul-13

1/For the calculation of the \$/sq. ft. the appraised value was used.

2/ Living sq. ft. could not be found, appraised value was used.

3/ Has 2 floors and big terrace on the roof.

**E) Address: 2425 L ST NW - Proposed Assessment:**

REF. #	Square	Suffix	Lot	Unit	Land Area	Living Sq. Ft. (A)	Appraised Sq. Ft.	2015 Assessment			2016 Assessment			Statistics		
								Total (B)	\$/sq. (B)/(A)	Total (C)	Total (C)	\$/sq. (C)/(A)	% increase from 2015	Sale \$ (D)	\$/sq. ft. (D)/(A)	% asses./ Sale \$ (C)/(D)
E.1.	0025		2212	737	400	1,228	NA			751,218	612		894,000	728	84.03%	11-Sep-07

**Annex A – Public Information**

REF. # B.1 from Annex A

Address: 2425 L ST NW Unit: 404  
 S/L: 0025 2172

Record Details	
Neighborhood:	CENTRAL
Use Code:	17 - Residential-Condos
Tax Type:	TX - Taxable
Homestead Status:	- Not receiving the Homestead Deduction
Assessor:	ROBERT ROBERTSON
Gross Building Area:	400
Land Area:	400
Owner and Sales Information	
Owner Name:	RENE JLU
Mailing Address:	739 SAN RAFAEL PL, STAFFORD VA24450-1007
Sale Price:	\$971,000
Recordation Date:	07/11/2016
Instrument No.:	81408
Class 3 Exemption:	No
Tax Class:	001 - Residential
OTI - Residential:	
Parcel Group:	2
Territorial Group:	1
Tax Year 2016 Preliminary Assessment Roll	
Current Value (2016)	\$348,000
Proposed New Value (2016)	\$382,000
Improvements:	\$63,100
Total Value:	\$833,000
Transferable Assessment *	\$833,000

\* Taxable Assessment after Tax Assessment Credit and after \$71,400 Exemptions Credit, if applicable. (Click here for more information.)

\*\* If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application \*

REF. # B.2 from Annex A

Address: 2425 L ST NW Unit: 637  
 S/L: 0025 2351

Record Details	
Neighborhood:	CENTRAL
Use Code:	17 - Residential-Condos
Tax Type:	TX - Taxable
Homestead Status:	- Not receiving the Homestead Deduction
Assessor:	ROBERT ROBERTSON
Gross Building Area:	400
Land Area:	400
Owner and Sales Information	
Owner Name:	MAURICE EUGENE WIENER
Mailing Address:	133 E 65TH ST # 2D NEW YORK NY10068-7026
Sale Price:	\$800,000
Recordation Date:	04/02/2007
Instrument No.:	45053
Class 3 Exemption:	No
Tax Class:	001 - Residential
OTI - Residential:	
Parcel Group:	2
Territorial Group:	1
Tax Year 2016 Preliminary Assessment Roll	
Current Value (2016)	\$204,400
Proposed New Value (2016)	\$245,500
Improvements:	\$60,710
Total Value:	\$971,000
Transferable Assessment *	\$971,000

\* Taxable Assessment after Tax Assessment Credit and after \$71,400 Exemptions Credit, if applicable. (Click here for more information.)

\*\* If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application \*

2425 L ST NORTHWEST #404

901,500 2 1,270 sq. ft.

Back View Low View High View

Map

Home Information

- Home Features
- Home Level Information
- Home Photos
- Home Description
- Home Documents
- Home History
- Home Alerts
- Home Links

Homeowner's Association Information

- Homeowner's Association
- Homeowner's Association Documents
- Homeowner's Association Photos
- Homeowner's Association Alerts
- Homeowner's Association Links

Neighborhood Information

- Neighborhood
- Neighborhood Photos
- Neighborhood Alerts
- Neighborhood Links

Listing Information

- Listing Description
- Listing Photos
- Listing Alerts
- Listing Links

Property Information

- Property Description
- Property Photos
- Property Alerts
- Property Links

Listing Price Information

- Listing Price
- Listing Alerts
- Listing Links

Listing & Contact

- Listing Description
- Listing Photos
- Listing Alerts
- Listing Links

Listing & Contact

- Listing Description
- Listing Photos
- Listing Alerts
- Listing Links

2425 L St NW APT 637, Washington, DC 20037

2 beds - 2 baths - 1,215 sqft. Edit

See more details at <http://streamlineagent.com/listings/v listings/05c468-07a2-46ca-85ca-95eb21d0410f> the ultimate in downtown DC luxury living. Whether it's your apartment or the building, your experience will be unrivaled at the Columbia Residences. Resurrected from the Columbia Hospital for Women and converted to homes, you will be extremely comfortable in your next home. Your apartment has a chef's kitchen with high end cabinetry, granite counter tops, center island, professional.

FACTS

- Single Family
- Built In 2006
- Views: 525 all time views
- Last sold: Apr 2007 for \$799,999

FEATURES

- Parking Garage
- Attached

REF: # B.3 from Annex A

Address: 2425 L ST NW Unit: 337  
 SSL: 0025 2315

Record Details	
Neighborhood:	CENTRAL
Use Code:	17 - Residential-Condo-Vertical
Tax Type:	TX - Taxable
Assessor:	ROBERT ROBERTSON
Land Area:	400
Owner Name:	ROSALIE FANALE UNIT 337
Mailing Address:	2425 L ST NW WASHINGTON DC20037-2412
Sale Price:	\$850,000
Recordation Date:	08/09/2008
Instrument No.:	85011
Class 3 Exemption:	No
Tax Class:	001 - Residential
Homestead Status:	Currently receiving the Homestead Deduction*
Ward:	2
Territorial Group:	1
Tax Year 2016 Preliminary Assessment Roll	
Current Value (\$916)	Proposed New Value (\$916)
Land: \$240,690	\$243,080
Improvements: \$561,620	\$667,130
Total Value: \$802,310	\$910,190
	\$738,780

Correct Home Facts

SAVE GET UPDATES SHARE MORE

Tools Help

Previous Next Options

## 2425 L St NW APT 337, Washington, DC 20037

**2 beds · 2 baths · 1,196 sqft**

View home facts for a more accurate estimate.

This 1,196 square foot condo home has 2 bedrooms and 2.0 bathrooms. It is located at 2425 L St NW Washington, Washington, DC.

- FACTS**
- Condo
  - Built in 2006
  - Views: 87 all time views
  - Price: \$850,000
  - Listing: Pending
  - Assigned
  - Last sold: Aug 2008 for \$850,000

REF: # B.4 from Annex A

Address: 2425 L ST NW Unit: 537  
 SSL: 0025 2341

Record Details	
Neighborhood:	CENTRAL
Use Code:	17 - Residential-Condo-Vertical
Tax Type:	TX - Taxable
Assessor:	ROBERT ROBERTSON
Land Area:	400
Owner Name:	NORMAN R GOLDIN
Mailing Address:	613 NORMANV ANCH- NORTOLK VA22607-1853
Sale Price:	Not Available
Recordation Date:	08/22/2009
Instrument No.:	87178
Class 3 Exemption:	No
Tax Class:	001 - Residential
Homestead Status:	Not receiving the Homestead Deduction
Ward:	2
Territorial Group:	1
Tax Year 2016 Preliminary Assessment Roll	
Current Value (\$916)	Proposed New Value (\$916)
Land: \$349,450	\$342,790
Improvements: \$891,010	\$666,520
Total Value: \$901,440	\$809,310
	\$609,310

Correct Home Facts

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Tools Help

Previous Next Options

## Property Details for 2425 L St NW #537

This is a Condo located at 2425 L Street Northwest #537, Washington DC 2425 L St NW #537 has 2 beds, 2 baths, and approximately 1,194 square feet. The property was built in 2006. 2425 L St NW #537 is in the West End neighborhood in Washington, DC. The average list price for West End is \$912,635.

- Public Records** for 2425 L St NW #537
- Official property, sales, and tax information from county (public) records as of 09/2014
- Condominium (Residential)
  - 2 Bedrooms
  - 1,194 sqft
  - Lot Size 400 sqft
  - Built in 2006
  - 4 Rooms
  - County District of Columbia
  - Tax Year Code area: CENTR

See Your 2016 Credit Score from Equifax

100+ Rentals in this Area. Search nearby rentals



Address: 1111 25TH ST NW Unit 306  
 SLL: 0025 2011

Record Details	
Neighborhood:	CENTRAL
Use Code:	17 - Residential-Cond- Vertical
Tax Type:	TX - Taxable
Homestead Status:	Not Currently Meeting the Homestead Deduction*
Assessor:	ROBERT ROBERTSON
Gross Building Area:	198
Land Area:	198
<b>Owner and Sales Information</b>	
Owner Name:	LINDSAY KEAGIN
Mailing Address:	1111 25TH ST NW APT 306, WASHINGTON DC20037-1570
Sale Price:	\$789,000
Recordation Date:	08/25/2013
Instrument No.:	110722
<b>Tax Year 2016 Preliminary Assessment Roll</b>	
Current Value (2016)	\$207,510
Proposed New Value (2016)	\$217,110
Land:	\$207,510
Improvements:	\$494,100
Total Value:	\$691,600
Exemptions:	\$52,800
Assessable Value:	\$638,800

\* Taxable Assessment after Tax Assessment Credit and after \$71,400 Homestead Credit, if applicable. (Click here for more information.)

\*\* This property is currently meeting tax relief through the Homestead deduction program. If you are not domiciled in the District of the property is not your principal place of residence, you are obligated to inform the Office of Tax and Revenue. You may also write to the Office of Tax and Revenue, Real Property Administration, P O Box 176, Washington, DC 20044. For additional information regarding the Homestead program, call (202) 727-4743. [Click here to download the Homestead Deduction and Senior Citizen Tax Relief calculation spreadsheet.](#)

1111 25th St NW APT 306  
 Washington, DC 20037

**SOLD: \$769,000**  
 Sold on 09/25/13  
 Estimate: \$782,000  
 Estimate by: Zillow

**2 beds - 2 baths - 1,103 sqft**

**EST MORTGAGE**  
 \$2,895/1MO

- FACTS**
- Central
  - Built in 2005
  - Views: 27' of lake view
  - Heating: Forced air
  - Laundry: In unit
  - Parking: Garage
  - Finished: 2 stories
  - Last sold: Sep 2013 for \$789,000
  - Last sale price/sqft: 3630

Address: 1111 25TH ST NW Unit 306  
 SLL: 0025 2034

Record Details	
Neighborhood:	CENTRAL
Use Code:	17 - Residential-Cond- Vertical
Tax Type:	TX - Taxable
Homestead Status:	Not Currently Meeting the Homestead Deduction
Assessor:	ROBERT ROBERTSON
Gross Building Area:	198
Land Area:	198
<b>Owner and Sales Information</b>	
Owner Name:	ANTHONY MANCOSO
Mailing Address:	1111 25TH ST NW APT 306, WASHINGTON DC20037-1570
Sale Price:	\$785,800
Recordation Date:	11/22/2005
Instrument No.:	140211
<b>Tax Year 2016 Preliminary Assessment Roll</b>	
Current Value (2016)	\$207,510
Proposed New Value (2016)	\$217,110
Land:	\$207,510
Improvements:	\$494,100
Total Value:	\$691,600
Exemptions:	\$52,800
Assessable Value:	\$638,800

\* Taxable Assessment after Tax Assessment Credit and after \$71,400 Homestead Credit, if applicable. (Click here for more information.)

\*\* If you believe you should be receiving tax relief through the Homestead deduction program, and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202) 727-4743. [Click here to download the Homestead Deduction and Senior Citizen Tax Relief application.](#)

REF: # C3 from Annex A

Address: 1111 25TH ST NW Unit 706  
SSL 0025 2080

Neighborhood:	CENTRAL	Sub-Neighborhood:	
Use Code:	17 - Residential-Condo-Vertical	Class 3 Exception:	No
Tax Type:	TX - Taxable	Tax Class:	001 - Residential
Homestead Status:	* Not receiving the Homestead Deduction		
Assessor:	ROBERT ROBERTSON		
Gross Building Area:		Ward:	2
Land Area:	195	Thermal Group:	1
Owner Name:	BINDEA BROTHERS LLC		
Mailing Address:	6 GUAL PATH, GLEN HEAD NY11545-2923		
Sale Price:	Not Available		
Reconstruction Date:	07/01/2013		
Instrument No.:	76414		
Label:	10 Year 2016 Preliminary Assessment Roll	Current Value (2016)	\$207,510
Improvements:		Proposed New Value (2016)	\$217,110
Total Value:			\$506,580
			\$891,690
			\$723,690

**Taxable Assessment:**  
\* Taxable Assessment after Tax Assessment Credit and after \$71,400 Homestead Credit, if applicable. (Click here for more information.)  
\*\* If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-414X. Click here to download the Homestead Deduction and Senior Citizen Tax Relief Application.

Home Details

1111 25th Street NW, Unit: 706, Washington-West End, D.C. 20037

Order: 2016  
Address: 1111 25th Street NW, Unit 706  
City: Washington  
State: DC  
Zip: 20037  
Region: D.C. Northwest  
Neighborhood: West End  
Subdivision: The Atlas  
Census Tract: 24th Street NW  
Street: 24th Street NW  
Yr. Built: 2005  
Bldg. Type: Condo  
Sqft (Total Living): 1,183 sqft  
Sqft (Total Building): 1,183 sqft  
Bedrooms: 2  
Bathrooms: 2  
Property Taxes: \$6,129.24 (2008)  
Stories: 5

**Sales History**

Date	Type	Buyer's Name	Agent	Price
04/02/03	Resale	B: Bindea Brothers S.L.C. S: Anupam Bindea, Anuradha K Bindea, Kishor Bindea, Divyid	BA: N/A SA: N/A	\$491,000
08/26/05	Resale	B: Anupam Bindea, Anuradha K Bindea, Divyid Bindea, Kishor Bindea S: Eui Joo, Zaid Reshamjee, Utk	BA: N/A SA: N/A	\$715,000

REF: # C4 from Annex A

Address: 1111 25TH ST NW Unit 806  
SSL 0025 2103

Neighborhood:	CENTRAL	Sub-Neighborhood:	
Use Code:	17 - Residential-Condo-Vertical	Class 3 Exception:	No
Tax Type:	TX - Taxable	Tax Class:	001 - Residential
Homestead Status:	* Not receiving the Homestead Deduction		
Assessor:	ROBERT ROBERTSON		
Gross Building Area:		Ward:	2
Land Area:	195	Thermal Group:	1
Owner Name:	KAREN L DEGENERDING		
Mailing Address:	1111 25TH ST NW APT 806, WASHINGTON DC20037-1880		
Sale Price:	\$710,000		
Reconstruction Date:	12/28/2011		
Instrument No.:	128220		
Label:	10 Year 2016 Preliminary Assessment Roll	Current Value (2016)	\$207,510
Improvements:		Proposed New Value (2016)	\$217,110
Total Value:			\$506,580
			\$891,690
			\$723,690

**Taxable Assessment:**  
\* Taxable Assessment after Tax Assessment Credit and after \$71,400 Homestead Credit, if applicable. (Click here for more information.)  
\*\* If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-414X. Click here to download the Homestead Deduction and Senior Citizen Tax Relief Application.

REDFIN

1111 25th St NW Apt 806  
Washington, DC 20037

710,000 | 2 | 1,183 sqft  
1,183 sqft Total Living Area  
1,183 sqft Total Building Area  
2 Bedrooms, 2 Bathrooms  
Call: (202) 727-414X

1111 25th St NW Apt 806 is a studio in the Northwest neighborhood of Washington, DC 20037. This 1,183 square foot condo features 2 bedrooms and 2 bathrooms. The property was built in 2005 and was sold for \$710,000 on 12/28/2011. The property is located at 1111 25th St NW, Unit 806, Washington, DC 20037. The owner's name is Karen L Degerding. The property is currently listed for sale at \$710,000. The listing agent is Redfin. The property is a studio with 2 bedrooms and 2 bathrooms. The property is located in the Northwest neighborhood of Washington, DC 20037. The property is currently listed for sale at \$710,000. The listing agent is Redfin.

1111 25th St NW APT 806, Washington, DC 20037

- 2 beds - 2 baths - 1,200 sqft
- Call me to see it!
- JAY HAVERTY
- 703.585.8931
- Last one sold for \$850,000
- Garage Parking included!
- at THE ATLAS CONDO, blocks to GWU/METRO
- Close to Dupont, Georgetown, White House, World Bank
- Only a few years old with a 24 hour front desk and Gym.

FACTS

- Condo
- Heating: Forced air
- Laundry: In Unit
- Parking: Garage
- Attached/Garage
- Detached: 1 space
- Last sold: Dec 2011 for \$710,000

REF. # C5 from Annex A

Address: 1111 25TH ST NW Unit: 521  
 SSL: 0025 2049

Record Details

Neighborhood:	CENTRAL	Sub-Neighborhood:	No
User Code:	17 - Residential-Condo	Class 3 Exception:	No
Tax Type:	TX - Taxable	Tax Class:	001 - Residential
Homestead Status:	** Not receiving the Homestead Deduction	Assessor:	ROBERT ROBERTSON
Gross Building Area:	211	Ward:	2
Land Area:	211	Territorial Group:	1

Owner Name: CATLIN DOWDELL  
 Mailing Address: 7804 SLOANE GARDENS CT UNIVERSITY PK FL34201-2376  
 Sale Price: \$925,900  
 Recordation Date: 08/15/2005  
 Instrument No.: 114824

Tax Year	2016 Preliminary Assessment Roll	Current Value (2016)	Proposed New Value (2016)
Land:		\$229,070	\$239,650
Improvements:		\$534,510	\$559,310
Total Value:		\$763,580	\$799,500
Taxable Assessment:		\$763,580	\$799,500

1. Taxable Assessment after Tax Assessment Credit and after \$71,400 Homestead Credit, if applicable. [Click here for more information.](#)  
 2. If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-474X. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application.

REF. # C6 from Annex A

Address: 1111 25TH ST NW Unit: 721  
 SSL: 0025 2095

Record Details

Neighborhood:	CENTRAL	Sub-Neighborhood:	No
User Code:	17 - Residential-Condo	Class 3 Exception:	No
Tax Type:	TX - Taxable	Tax Class:	001 - Residential
Homestead Status:	** Not receiving the Homestead Deduction	Assessor:	ROBERT ROBERTSON
Gross Building Area:	211	Ward:	2
Land Area:	211	Territorial Group:	1

Owner Name: LAN THUY PHUNG  
 Mailing Address: 1111 25TH ST NW APT 721 WASHINGTON DC20007-1579  
 Sale Price: \$975,900  
 Recordation Date: 10/05/2005  
 Instrument No.: 142703

Tax Year	2016 Preliminary Assessment Roll	Current Value (2016)	Proposed New Value (2016)
Land:		\$228,780	\$239,280
Improvements:		\$553,960	\$559,310
Total Value:		\$782,690	\$797,590
Taxable Assessment:		\$782,690	\$797,590

1. Taxable Assessment after Tax Assessment Credit and after \$71,400 Homestead Credit, if applicable. [Click here for more information.](#)  
 2. If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-474X. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application.

1111 25th St NW APT 521  
 Washington, DC 20037

2 beds · 2 baths · 1,282 sqft

Correct Home Facts

SAVE GET UPDATES SHARE MORE

FACTS

- Condo
- Built in 2005
- Views of all time views
- Parking Garage Attached
- Last sold Aug 2005 for \$925,900

This 1,282 square foot condo home has 2 bedrooms and 2 bathrooms. It is located at 1111 25th St NW Washington, Washington, DC.

1111 25th St NW APT 721  
 Washington, DC 20037

2 beds · 2 baths · 1,282 sqft

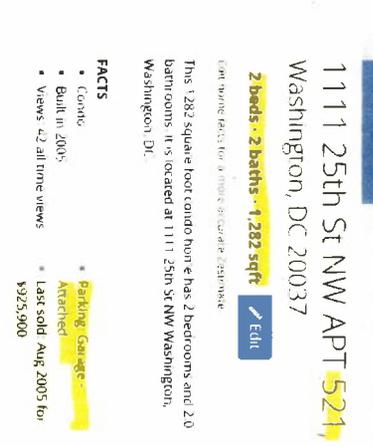
Correct Home Facts

SAVE GET UPDATES SHARE MORE

FACTS

- Condo
- Built in 2005
- Views of all time views
- Parking Garage Attached
- Last sold Oct 2005 for \$975,900

This 1,282 square foot condo home has 2 bedrooms and 2 bathrooms. It is located at 1111 25th St NW Washington, Washington, DC.





Address: 2425 L ST NW Unit: 205  
 \$SL: 0025 2149

Record Details

Neighborhood:	CENTRALE	City/County/State:	No
User Code:	17 - Residential Condo	Class 3 Exception:	
Tax Type:	TX - Taxable	Tax Class:	001 - Residential
Homeleed Status:	Has received the Homeleed Decision	Assessor:	ROBERT ROBERTSON
Assessor:	ROBERT ROBERTSON	Ward:	2
Gross Building Area:	430	Territorial Group:	1

Owner and Sales Information

Owner Name: C DOG DC LLC  
 Mailing Address: 11 SUMMIT LN, GREENVILLE DE 19007-2159  
 Sale Price: \$923,000  
 Recordation Date: 09/09/2013  
 Instrument No.: 91995

Tax Year 2016 Preliminary Assessment Roll

	Current Value (2016)	Proposed New Value (2016)
Land:	\$253,550	\$256,140
Improvements:	\$891,620	\$597,660
Total Value:	\$1,145,170	\$853,800

\* Taxable Assessment: other Tax Assessment Credit and other \$71,400 Excessed Credit, if applicable. (Click here for more information)  
 \* If you believe you should be receiving tax relief through the Homeleed deduction program and if you are domiciled in the District and thus property a your principal place of residence, you can access the full below, complete the form, and return it per the instructions. For additional information regarding the Homeleed program, call (202)724-1144. Click here to download the Homeleed Deduction and Senior Citizen Tax Relief application \*

2425 L St NW APT 205,  
 Washington, DC 20037

2 beds • 2 baths • 1,385 sqft

• SOLD: \$923,000  
 Sold on 06/06/13  
 Zestimate: \$944,621  
 Update my Zestimate

View over 25th Street Western exposure, fabulous ALL DAY light! 1385 sq ft (larger) used in hand! One parking, one storage. Stunning, immaculate two bedroom, two bath luxury unit. Extra lg gr Master Suite, Amazing closets. Deep walk-in closet in each BR. Chef's kitchen & island, Hardwoods, balcony, 24 hour security, concierge, pool, gym, Trader Joe's in building, one block to Foggy Bottom metro, GMU/Medical Center, Georgetown, C&B on Pennsylvania Avenue

FACTS

- Single Family
- Built in 2006
- Views: 626 all time views
- Last sold: Aug 2013 for \$923,000
- Last sale price/sqft: 664

FEATURES

- Hardwood Floors
- Granite Countertops