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DISTRICT OF COLUMBIA REAL PROPERTY
TAX APPEALS COMMISSION (DC RPTAC)
Transaction ID: 57626253

DISTRICT OF COLUMBIA GOVERNMENT
Real Property Tax Appeals Commission
One Judiciary Square
441 4th Street, N.W. Suite 360N
Washington, D.C. 20001
202-727-6860 (office)
202-727-0392 (fax)

REAL PROPERTY TAX APPEALS COMMISSION

REAL PROPERTY ASSESSMENT APPEAL FORM

TAX YEAR 2016

PRINT OR TYPE ALL ITEMS NUMBER 1-9. APPEALS MUST BE FILED NO LATER THAN 45 DAYS FROM THE DATE OF FIRST-LEVEL DECISION (EACH APPEAL MUST INCLUDE 1 ORIGINAL AND 4 COPIES)

1. PETITIONER'S NAME AND MAILING ADDRESS:

Name: WILKES ARTIS, CHARTERED
Street: 1825 I STREET, N.W.
City: SUITE 300
State: WASHINGTON, DC Zip: 20006

2. NAME AND ADDRESS OF OWNER:

Name: HHLP SAINT GREGORY ASSOCIATES LLC
Street: C/O HERSHA HOSPITALITY
City: 510 WALNUT STREET, 9TH FLOOR
State: PHILADELPHIA, PA Zip: 19106

FROM YOUR "REAL PROPERTY PROPOSED ASSESSMENT NOTICE"

3. Square: 99 Suffix: _____ Lot: 52

Type of Property (res., etc.,) HOTEL-LARGE
Class 2
Premises Address* 2033 M STREET, N.W.
Neighborhood Code 10
Your Estimate of Value $37,707,997

4. ASSESSED VALUE OF TAX YEARS:

	Last Year 2015	Proposed TY 2016	First Level Assessment Appeal Decision
Land	$19,169,800	$19,169,800	$19,169,800
Building	$28,083,350	$27,617,120	$27,617,120
Total	$47,253,150	$46,786,920	$46,786,920

ATTACH COPIES OF INFORMATION ON VALUE OF PROPERTY, INCLUDING APPRAISALS, SALES DATA, PICTURES, ETC.

5. BASIS OF APPEAL
(Check appropriate items)

A. ☐ Property Damage or Condition
B. ☐ Disputed Property Record
C. ☑ Equalization – (higher or lower than other properties of same size or type)
D. ☑ Valuation – (more than 5% higher or lower than correct market value)
E. ☐ Classification Incorrect

6. PROPERTY VALUE INFORMATION

Has property been privately appraised? *
If appraised prior of January 1st, attach a copy with the appeal.
Purchase price of property $ *
Date of Purchase *

* SEE ATTACHED FORMS FP-308B.

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

SEE SCHEDULE "B"

We hereby request that the assessor provide us with a copy of his response to this appeal at least seven days prior to the hearing.

8. DO YOU REQUEST AN APPEARANCE BEFORE THE COMMISSION? (Check one item) A. ☒ yes B. ☐ no

9. I CERTIFY UNDER PENALTY OF LAW THAT THE INFORMATION PROVIDED IS TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. Making a false statement as to material facts is punishable by criminal penalties D.C Code Section 22-2514.

Signature of ~~OWNER~~ ATTY: Charles A. Camalier III
Charles A. Camalier III
Home Phone: _____ Office Phone: (202) 457-7800

~~or AGENT~~ WILKES ARTIS, CHTD.
E-mail Address: ccamalier@wilkesartis.com
Fax Phone: (202) 457-7814
Date: 8/14/2015

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