



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section §47-825.01a of the District of Columbia Statutes you are hereby notified of your assessment for the tax year **2016** as finalized by the Real Property Tax Appeals Commission for the property described below. **IF YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW.**

Hearing Date: October 20, 2015 **Decision Date:** November 19, 2015

Legal Description of Property

Square: 0155 Lot: 2338

Property Address: 1762 Corcoran Street, NW #2

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	184,660	Land	184,660
Building	430,860	Building	388,410
Total	\$ 615,520	Total	\$ 573,070

Rationale

The subject property is a condo unit containing 883sf. of gross living area (GLA), built in 1935. The subject is within walking distance of the Mount Vernon Square Metro Station located in the northwest quadrant of the city, in the neighborhood known as Old City #2. According to tax records the condo unit was purchased on April 26, 2012 for \$552,000. The bases of the appeal are valuation and equalization.

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

The Petitioner’s main issue with OTR’s analysis is that the subject property is being over assessed at a higher rate (\$697/square foot) than other units located within the subject’s regime. The Petitioner also stated that the subject’s property rating card (PRC) is incorrect and should be changed from good to average condition based on the fact that no repairs or renovations have been made to the subject. The Petitioner also provided 5 sales in the neighborhood to support its valuation and equalization arguments for a decrease in the proposed assessment. At the hearing, OTR stated that the comps provided by the petitioner are not located in the subject’s 40D neighborhood and 2 are inferior in condition. Further the subject’s neighborhood 40D 2014 mean sales price per square foot is \$716; OTR’s proposed assessment for the subject 2016 proposed assessment value per square foot is \$697.

Upon review of the information provided by both parties, The Commission has determined that the Petitioner’s arguments on condition are fair and reasonable based on the information provided. Further the Commission has changed the subject (PRC) rating from good to average condition resulting in a condition adjustment which puts

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the subject in equalization with the similar properties of similar condition in its market. The Commission therefore finds that a reduction in the proposed 2016 tax year assessment is warranted.

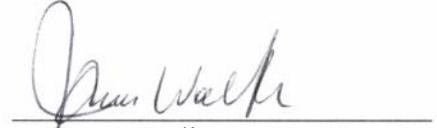
COMMISSIONER SIGNATURES



Alvin Jackson



Stacie Scott Turner



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 tax year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.

Government of the District of Columbia
REAL PROPERTY TAX APPEALS COMMISSION

Notice of Decision

Tax Year 2016



Date: 11/19/2015

Clifford A. Gessner
1762 CORCORAN ST NW APT 2
WASHINGTON, DC 200092400

Square: 0155 Suffix: Lot: 2338
Property Address: 1762 CORCORAN ST NW

This notice is to inform you of the result of your real property assessment hearing, which was held before the Real Property Tax Appeals Commission.

Your property's proposed market value based upon the first level appeal with the Real Property Assessment Division is:

2.	184,660	3.	430,860	4.	615,520
Land		Improvements		Total Proposed Value	

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

5.	184,660	6.	388,410	7.	573,070
Land		Improvements		Total Proposed Value	

Alvin Jackson - Commissioner
Stacie Scott Turner - Commissioner
James Walker - Commissioner

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Appeals to the D.C. Superior Court must be filed no later than September 30th of the same tax year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax & Revenue.