



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.

Table with columns: ORIGINAL ASSESSMENT, FINAL ASSESSMENT. Rows: Land, Building, Total. Values: 347,120, 160,180, \$ 507,300.

Rationale: The Real Property Tax Appeals Commission (RPTAC or 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.

The Subject is a two story plus basement dwelling containing 1,134 square feet of above grade living area. The subject was built in 1905 and is located in the Northwest quadrant of the city in the neighborhood known as Old City 2.

The Petitioner's appeal was based upon valuation, equalization and property condition. The Petitioner argues that the subject is out of equalization with the other seven properties located on the same side and block as the subject property.

The Assessor argues that the subject's assessment is in line with the properties located on the subject's block, and that the sales in the neighborhood support the assessment of \$507,300.

The Commission has reviewed the information provided by both parties and finds that the Petitioner failed to meet its burden of proof in refuting OTR's analysis by failing to show, by a preponderance of the evidence, that OTR's 2016 assessment does not represent the estimated market value of the property.

COMMISSIONER SIGNATURES

Handwritten signature of Frank Sanders

Frank Sanders

Handwritten signature of Richard Amato, Esq.

Richard Amato, Esq.

Handwritten signature of Trent Williams

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 tax year.

