



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 23, 2015		Decision Date: November 24, 2015	
Legal Description of Property			
Square: 0540 Lot: 2002			
Property Address: 332 G Street SW			
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	144,300	Land	144,300
Building	336,690	Building	336,690
Total	\$ 480,990	Total	\$ 480,990

Rationale: 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) does not represent the estimated market value of the property.

The subject is a 1,520 s.f. condominium unit located in RLA Southwest. The Petitioner has filed an appeal on the bases of equalization and disputed property record.

The Petitioner contends that the subject is not in equalization and presents 18 comparables to support this argument. The Petitioner also noted that the property record card improperly shows the subject as a three bedroom (versus 2 bedroom) unit and therefore the subject’s square footage could also be inaccurately recorded and inflating the assessed value.

OTR testified that the property was properly assessed and submitted an equalization report containing eight comparable properties. Further, the Assessor stated that correcting the bedroom count would not affect the value and the square footage was based on the official plat which shows 1520 s.f., versus 1200 s.f. as claimed by the Petitioner.

The Commission has considered the information and testimony of both parties and determined that OTR’s analysis supports the proposed value. The Commission recommends that the Assessor conduct a site visit to verify the square footage of the subject prior to the Tax Year 2017 valuation. The proposed assessment for the Tax Year 2016 is hereby sustained.

COMMISSIONER SIGNATURES

Donald Isaac, Jr.

Clifline Jones

Stacie Scott Turner

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: 12/01/2015

Sabahat Chaudhary
332 G ST SW # 501
WASHINGTON, DC 200243150

Square: 0540 Suffix: **Lot: 2002**
Property Address: 0332 G ST SW

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. 144,300	3. 336,690	4. 480,990
Land	Improvements	Total Proposed Value

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

5. 144,300	6. 336,690	7. 480,990
Land	Improvements	Total Proposed Value

Donald Isaac - Commissioner
Cliftine Jones - Commissioner
Stacie Scott Turner - Commissioner

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under applicable provisions of the D.C. Code.

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.