

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

**DISTRICT OF COLUMBIA REAL PROPERTY  
TAX APPEALS COMMISSION (DC RPTAC)**  
Transaction ID: 57813433



**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: MILLENNIUM GEORGETOWN COMMERCIAL TRUSTEE LLC \*Square: 1189 \*Suffix: \_\_\_\_\_ \*Lot: 2031

\*Property Address: 3111 K ST THEATER \*Tax Class 002-COMMERCIAL \*Neighborhood Code GEORGETOWN

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

\*Contact Phone Numbers: 202.470.3102 E-mail: Steve.Thompson@ryan.com

\* Required information

**Assessed Value of Tax Years**

| Last Year 2015                | Proposed TY 2016     | First Level Assessment Appeal Decision |
|-------------------------------|----------------------|--|
| Land \$ <u>6,351,040</u>      | \$ <u>6,351,040</u>  | \$ <u>6,351,040</u>                    |
| Building \$ <u>11,970,390</u> | \$ <u>12,780,390</u> | \$ <u>12,780,390</u>                   |
| Total \$ <u>18,321,430</u>    | \$ <u>19,131,430</u> | \$ <u>19,131,430</u>                   |

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

|   |  |
|---|--|
| <input checked="" 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 checked="" type="checkbox"/> <b>Classification</b>               | Indicate current use of the property, and date the use started: Date: _____<br><input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Vacant <input type="checkbox"/> Blight |
| <input checked="" 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 checked="" 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 \$ \_\_\_\_\_ Date of Purchase \_\_\_\_\_ Your estimate of value \$ 14,395,760

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

Please see attached for the justification of our appeal.

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

Owner/Agent\* Print Name: Ryan, LLC - Steve Thompson  
Signature: [Signature]  
Date (mm/dd/yyyy): 8/19/15  
Mailing Address: P.O. Box 34472  
City: Washington State: DC Zip: 20043  
Phone: 202.470.3102 Email: Steve.Thompson@ryan.com

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