

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



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: WICAL LP \*Square: 1299 \*Suffix: \_\_\_\_\_ \*Lot: 1029

\*Property Address: 2323 WISCONSIN AVE \*Tax Class 002 \*Neighborhood Code 038  
Will you be appealing any other properties?  Yes  No, If Yes, please complete an appeal application for each.

\*Contact Phone Numbers: 703-245-9729 Tysons E-mail: JEREMY.CHITLIK@ALTUSGROUP.COM

\* Required information

**Assessed Value of Tax Years**

Last Year 2015	Proposed TY 2016	First Level Assessment Appeal Decision
Land \$ <u>6,240,000</u>	\$ <u>6,240,000</u>	\$ <u>6,240,000</u>
Building \$ _____	\$ _____	\$ _____
Total \$ <u>6,240,000</u>	\$ <u>6,240,000</u>	\$ <u>6,240,000</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 type="checkbox"/> <b>Equalization</b>	Example: a listing of properties that you consider to be comparable to your property.
<input type="checkbox"/> <b>Classification</b>	Indicate current use of the property, and date the use started: Date: _____ <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Vacant <input type="checkbox"/> Blight
<input 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 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 \$ 6,240,000

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

Part of economic unit. ASSESSMENT EXCEEDS INCOME APPROACH BASED ON MARKET PARAMETERS. SEE ATTACHED.

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)

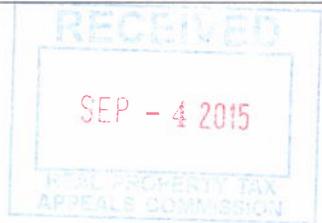
I certify under penalty of law that the information provided is true, correct and complete to the best of my knowledge and belief. Making a false statement as to material facts is punishable by criminal penalties D.C. Code Section 22-2514

**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: SCOTT SHEPPARD  
Signature: [Signature]  
Date (mm/dd/yyyy): 9/30/15  
Mailing Address: 7900 WESTPARK DR, SUITE T600  
City: Tysons State: VA Zip: 22102  
Phone: Tysons Email: jeremy.chitlik@altusgroup.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.

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\*Owner's Name: WICAL LP \*Square: 1299 \*Suffix: \_\_\_\_\_ \*Lot: 1028

\*Property Address: 2323 WISCONSIN AVE \*Tax Class 002 \*Neighborhood Code 038  
Will you be appealing any other properties?  Yes  No, If Yes, please complete an appeal application for each.

\*Contact Phone Numbers: 703-245-9729 Tysons E-mail: JEREMY.CHITLIK@ALTUSGROUP.COM

\* Required information

**Assessed Value of Tax Years**

Last Year 2015	Proposed TY 2016	First Level Assessment Appeal Decision
Land \$ 3,156,400	\$ 3,156,400	\$ 3,156,400
Building \$ 7,229,517	\$ 7,823,300	\$ 6,866,650
Total \$ 10,385,917	\$ 10,979,700	\$ 10,023,050

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 type="checkbox"/> <b>Equalization</b>	Example: a listing of properties that you consider to be comparable to your property.
<input type="checkbox"/> <b>Classification</b>	Indicate current use of the property, and date the use started: Date: _____ <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Vacant <input type="checkbox"/> Blight
<input 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 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 \$ 7,343,600

Please state the justification for your appeal. (Attach additional or supporting documents.)  
ASSESSMENT EXCEEDS INCOME APPROACH BASED ON MARKET PARAMETERS. SEE ATTACHED SUPPORT.

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: SCOTT SHEPPARD  
Signature: Scott Sheppard (RHS)  
Date (mm/dd/yyyy): 9/3/15  
Mailing Address: 7900 WESTPARK DR, SUITE T600  
City: Tysons State: VA Zip: 22102  
Phone: Tysons Email: jeremy.chitlik@altusgroup.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.

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REAL PROPERTY TAX APPEALS COMMISSION**



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**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: 2319 Glover LLC \*Square: 1299 \*Suffix: \_\_\_\_\_ \*Lot: 0953

\*Property Address: 2319 Wisconsin Ave \*Tax Class 002 \*Neighborhood Code \_\_\_\_\_  
Will you be appealing any other properties?  Yes  No, If Yes, please complete an appeal application for each.

\*Contact Phone Numbers: 703-245-9729 E-mail: jeremy.chitlik@altusgroup.com

\* Required information

**Assessed Value of Tax Years**

Last Year 2015	Proposed TY 2016	First Level Assessment Appeal Decision
Land \$ <u>301,110</u>	\$ <u>301,110</u>	\$ <u>301,110</u>
Building \$ <u>784,740</u>	\$ <u>784,740</u>	\$ <u>784,740</u>
Total \$ <u>1,085,850</u>	\$ <u>1,085,850</u>	\$ <u>1,085,850</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.
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<input 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 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 \$ 626,854

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

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(Contact Phone Number)

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**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: Altus Group US Inc.  
Signature: \_\_\_\_\_  
Date (mm/dd/yyyy): 09/3/2015  
Mailing Address: 910 Ridgebrook Rd, Suite 200  
City: Sparks State: MD Zip: 21152  
Phone: 703-245-9729 Email: jeremy.chitlik@altusgroup.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.