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GOVERNMENT OF THE DISTRICT OF COLUMBIA
REAL PROPERTY TAX APPEALS COMMISSION
COLUMBIA REAL PROPERTY TAX APPEALS COMMISSION (DC RPTAC)
Transaction ID: 57690701



Real Property Assessment Appeal Form – Tax Year 2016

YOU MUST FILE YOUR APPEAL WITHIN 45 DAYS OF THE DATE OF YOUR NOTICE OF 1ST LEVEL APPEAL DECISION

*Owner's Name: Richard F. Kramer *Square: 1601 *Suffix: _____ *Lot: 2088

*Property Address: 4200 Massachusetts, Ave, NW 20016 *Tax Class 001 *Neighborhood Code 054

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

*Contact Phone Numbers: 301-346-1046 cell E-mail: rickramer@aol.com

* Required information

Assessed Value of Tax Years

Last Year 20 <u>15</u>	Proposed TY 20 <u>16</u>	First Level Assessment Appeal Decision
Land \$ _____	\$ _____	\$ _____
Building \$ _____	\$ _____	\$ _____
Total \$ <u>516,420</u>	\$ <u>530,080</u>	\$ <u>530,080</u>

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

<input checked="" type="checkbox"/> Estimated Market Value	Examples: recent written appraisal; recent settlement statement; property insurance documents
<input checked="" type="checkbox"/> Equalization	Example: a listing of properties that you consider to be comparable to your property.
<input type="checkbox"/> Classification	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"/> Property Damage or Condition	Please describe and provide evidence such as cost estimates and damage claims. Color photographs are strongly encouraged.
<input type="checkbox"/> Disputed Property Record	Explain: _____

Property Value Information

If your property has been privately appraised within the past 12 months prior to January 1st please attach a copy with the appeal.
Purchase price of the property \$ 355,000 furnished Date of Purchase 5/9/2014 Your estimate of value \$ 320,000

Please state the justification for your appeal. (Attach additional or supporting documents.)
Apt 701 1BR Sale 6/23/15 1,082sf \$320,000 \$296/sf condo fee \$1,597/mo // Apt 801 1BR Sale 5/9/15 1,082sf \$355,000 furnished \$328/sf condo fee \$1,597/mo // Apt 812 1BR 4sale 689 days 1,380 sf \$399,000 or offer, \$289/sf condo fee \$1,751/mo

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 4th Street, NW
Suite 360 North
Washington, D.C. 20001
(202) 727-6860

Print Name: Richard F. Kramer
Owner/Agent* Signature: _____
Date (mm/dd/yyyy): 07/24/2015
Daytime Phone: 301-346-1046
Evening Phone: 301-346-1046

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

ESSENTIAL INFORMATION

MLS® #	DC8524406
Price	\$320,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,082
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Hi-Rise 9+ Floors
Style	Contemporary
Status	Closed

AMENITIES

Amenities	Granite Counters, Master
Parking	Walk-in Closet, Wood
Garage	Floors
# of Garages	1
Garages	Attached, Underground
Has Pool	Yes

EXTERIOR

Exterior	Brick
Exterior Features	Balcony, Pool (In-Ground), Tennis Court(s)



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: S-9392	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower: Richard F. Kramer 151 Osprey Point Drive Osprey, FL 34229	E. Name and Address of Seller: Bijan Rashidi 5113 Dalecarlia Dr. Bethesda, MD 20816	F. Name and Address of Lender: CASH
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G. Property Location: 4200 Massachusetts Avenue, N.W. #801, PS#23 Washington, DC 20016	H. Settlement Agent: 52-1544280 SETTLEMENTCORP 5301 Wisconsin Avenue, NW #710 Washington, DC 20015 Ph. (202)537-0005 Place of Settlement: 5301 Wisconsin Avenue, NW #710 Washington, DC 20015	I. Settlement Date: May 9, 2014
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J. Summary of Borrower's transaction	
100. Gross Amount Due from Borrower:	
101. Contract sales price	355,000.00
102. Personal property	
103. Settlement Charges to Borrower (Line 1400)	7,636.52
104.	
105.	
Adjustments for items paid by Seller in advance	
106. City/Town Taxes to	
107. County Taxes to	
108. Assessments 05/09/14 to 06/01/14	964.99
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	363,601.51
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	15,000.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by Seller	
210. City/Town Taxes 04/01/14 to 05/09/14	442.47
211. County Taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	15,442.47
300. Cash at Settlement from/to Borrower	
301. Gross amount due from Borrower (line 120)	363,601.51
302. Less amount paid by/for Borrower (line 220)	(15,442.47)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	348,159.04

K. Summary of Seller's transaction	
400. Gross Amount Due to Seller:	
401. Contract sales price	355,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by Seller in advance	
406. City/Town Taxes to	
407. County Taxes to	
408. Assessments 05/09/14 to 06/01/14	964.99
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	355,964.99
500. Reductions in Amount Due Seller:	
501. Excess deposit (see instructions)	
502. Settlement charges to Seller (Line 1400)	69,242.00
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage	
505. Payoff Second Mortgage	
506.	
507. (Deposit disb. as proceeds)	
508.	
509.	
Adjustments for items unpaid by Seller	
510. City/Town Taxes 04/01/14 to 05/09/14	442.47
511. County Taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	69,684.47
600. Cash at settlement to/from Seller	
601. Gross amount due to Seller (line 420)	355,964.99
602. Less reductions due Seller (line 520)	(69,684.47)
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	286,280.52

4200 MASSACHUSETTS Ave NORTHWEST #812 WASHINGTON, DC 20016

Status: Active

\$399,000

HOA Dues: \$1,751/mo.

Built: 1971

1

Bed

2

Baths

1,380 Sq. Ft.

\$289 / Sq. Ft.

Cumulative: 679 days
For Sale since 9/13

On Redfin: 101 days



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SELLER MOTIVATED, WILL CONSIDER REASONABLE OFFERS, Very large one bedroom two full bath unit with 1380 sq. ft. of finished space. CAN BE CONVERTED INTO TWO BRs EASILY (See documents). Customized closets with built-ins. Large balcony from LR and BR with Cathedral view. Garage space B2-6. Amenities include 24 hours security guards, doorman, front desk, on-site management, pool. KEY AT FRONT DESK.

HOA Dues	\$1,751/month	County	WASHINGTON-DC
Property Type	Hi-Rise (9+ Floors)	Style	Contemporary
Stories	1	Community	WESLEY HEIGHTS
County	<u>District of Columbia</u>	MLS#	DC8603875