



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: 1663 Lot: 2103

Property Address: 4301 Military Road NW # PH7

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	504,400	Land	504,400
Building	1,176,940	Building	970,600
Total	\$ 1,681,340	Total	\$ 1,475,000

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 1,938 s.f. property located in the Chevy Chase neighborhood. The Petitioner has filed an appeal based on property equalization, and valuation. The Petitioner testified that the subject was purchased in 2014 for \$1,475,000. Furthermore, the Petitioner requests a value of \$1,475,000 and testifies that this is the best indication of fair market value for TY2016.

The OTR testified that the best comparables for estimated market value and equalization were submitted. The Assessor noted the subject to be in good condition, and that the purchase price was below market value for the subject.

The Commission has reviewed the Petitioner’s submission and considered the hearing testimonies of both parties. After reviewing the argument of the Petitioner and the justification of value by OTR, the commission finds that since the subject was purchased during the valuation period, the purchase price is the best indication of fair market value of the subject. The assessed value is reduced, accordingly.

COMMISSIONER SIGNATURES

Donald Isaac, Jr.

Cliftine 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

RICHARD A STEINWURTZEL T
4301 MILITARY RD NW PH 7
WASHINGTON, DC 200152140

Square: 1663 Suffix: Lot: 2103
Property Address: 4301 MILITARY RD NW

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	504,400	3	1,176,940	4	1,681,340
Land		Improvements		Total Proposed Value	

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

5	504,400	6	970,600	7	1,475,000
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.