



Real Property Tax Appeals Commission

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DISTRICT OF COLUMBIA REAL PROPERTY
TAX APPEALS COMMISSION (DC RPTAC)
Transaction ID: 57961191

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: September 1, 2015 **Decision Date:** September 30, 2015

Legal Description of Property

Square: 1874 Lot: 2027

Property Address: 5231 Connecticut Avenue NW, Unit 101

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	210,780		210,780
Building	491,820	Building	434,220
Total	\$ 702,600	Total	\$ 645,000

Rationale:

The Real Property Tax Appeals Commission (RPTAC or the Commission) is charged with determining the estimated market value of the subject property as of January 1, 2015, the valuation date for tax year 2016. Pursuant to statute, the Petitioner must demonstrate by a preponderance of the evidence that the proposed valuation by the Office of Tax and Revenue (OTR) for real property tax purposes is erroneous.

The subject is a 1,647 sq. ft. two level condominium unit without parking. The subject is one of two 3 bedroom/3.5 bath units that comprise the 6 unit condominium dwelling located in the Northwest quadrant of the city in the neighborhood known as Chevy Chase.

The bases of the appeal is valuation.

The Petitioner purchased the subject property for \$630,000 in April 2013 in an arms-length transaction and provided an appraisal that supported the sale with an indicated market value of \$645,000. He contends that the purchase price is evidence of market value and should therefore be the assessed value. An identical unit (#102) sold in March 2013 for \$684,000 and the tax assessed value increased significantly as well. However, the remaining four units did not experience an assessment increase for tax year 2016.

OTR's sales report included condominium units located in a large, hi-rise condo complex nearby with a value range of \$382.51 to \$552.88 per sq. ft. OTR cited that at the proposed assessed value, the subject property is more in line with comparable units at \$426.59 per sq. ft.

The Commission has reviewed the information by both parties and finds that the appraised value of the subject property is a better indicator of market value than the hi-rise comparables and therefore a reduction to the proposed 2016 tax assessment is warranted.

Legal Description of Property

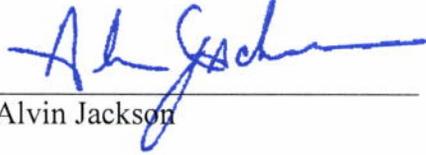
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COMMISSIONER SIGNATURES



Stacie Scott Turner



Alvin Jackson



Trent Williams

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.

