

Real Property Tax Appeals Commission  
One Judiciary Square  
441 4<sup>th</sup> Street, N.W. Suite 360N  
Washington, D.C. 20001  
202-727-6860 (office)  
202-727-0392 (fax)

RECEIVED

Aug 04 2015 03:49PM EDT

REAL PROPERTY TAX APPEALS COMMISSION  
DISTRICT OF COLUMBIA REAL PROPERTY  
TAX APPEALS COMMISSION (DC RPOR)  
Transaction ID: 57652552  
TAX YEAR

PRINT OR TYPE ALL ITEMS NUMBER 1-9. APPEALS MUST BE FILED NO LATER THAN 45 DAYS FROM THE DATE OF FIRST-LEVEL DECISION  
(EACH APPEAL MUST INCLUDE 1 ORIGINAL AND 4 COPIES)

1. PETITIONER'S NAME AND MAILING ADDRESS:

Name Carolyn Gleason  
Street 3730 Brandywine Street NW  
City Washington  
State DC Zip 20016

RECEIVED

JUL 13 2015

REAL PROPERTY TAX  
APPEALS COMMISSION

2. NAME AND ADDRESS OF OWNER:

Name Gleason Family Trust, C Gleason Trustee  
Street 3730 Brandywine Street NW  
City Washington  
State DC Zip 20016

FROM YOUR "REAL PROPERTY PROPOSED ASSESSMENT NOTICE"

3. Square 1888 Suffix \_\_\_\_\_ Lot 0031  
Type of Property (res., etc.) Residential detach  
Class 3  
Premises Address 3730 Brandywine St NW  
Neighborhood Code Wakefield  
Your Estimate of Value \$733,000

4. ASSESSED VALUE OF TAX YEARS:

Last Year	2015	Proposed TY	2016	First Level Assessment Appeal Decision
Land	391,550	464,820	464,820	464,820
Building	351,530	349,970	349,970	349,970
Total	743080	814,790	814,790	814,790

ATTACH COPIES OF INFORMATION ON VALUE OF PROPERTY, INCLUDING APPRAISALS, SALES DATA, PICTURES, ETC.

5. BASIS OF APPEAL

(Check appropriate items)

- A.  Property Damage or Condition  
B.  Disputed Property Record  
C.  Equalization - (higher or lower than other properties of same size or type)  
D.  Valuation - (more than 5% higher or lower than correct market value)  
E.  Classification Incorrect

6. PROPERTY VALUE INFORMATION

Has property been privately appraised? No  
If appraised prior to January 1<sup>st</sup>, attach a copy with the appeal.  
Purchase Price of Property \$ 500,000  
Date of Purchase July 2004

7. STATE THE JUSTIFICATION FOR YOUR APPEAL. (Attach additional or supporting documents.)

The appeal is based on property condition and comparable house sales. Please see attached: summary letter, realtor comparative market analysis, repair estimates, and photographs of property condition.

8. DO YOU REQUEST AN APPEARANCE BEFORE THE COMMISSION? (check one item) A.  yes B.  no

9. 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.

Signature of OWNER Carolyn Gleason Home Phone 202-237-1207 Office Phone 202-633-2051  
Fax Phone \_\_\_\_\_ E-mail Address cggleason17@verizon.net  
Date 7/8/15

July 8, 2015

Real Property Tax Appeals Commission  
Tax Year 2016  
Square 1888 Lot 0031

Dear Real Property Tax Appeals Commission:

I am writing to appeal the 2016 real property assessment for 1888 0031, 3730 Brandywine Street NW. My appeal is based on comparable property value sales data and evidence of the property condition.

To address comparable sales values:

Real estate agent, Aiman Stuckart of Long & Foster, prepared a comparative market analysis (see attached) for 3730 Brandywine Street NW. The seven recently sold properties used as comparables range in sales price from \$673,000 to \$795,000, with an average of \$752,286. Her assessment places the value of 3730 Brandywine between \$713,083 and \$733,000 if there are no updates. Please see her assessment on the last page of the CMA.

To address property condition:

The agent noted that most houses sold in this neighborhood are completely renovated and that the need to update this property would be a major detraction in selling it. Our first floor and basement are not anywhere near the renovated condition of neighboring houses. Please see the attached photographs showing the current condition. In need of updating are:

- The front porch needs to be replaced and has a significant impact on curb appeal. The attached estimate from Tenleytown Painting to simply replace rotten pieces and paint the porch is at \$3,600. This is a stop-gap measure; replacement would cost significantly more.
- The back retaining wall has gaps and must be replaced, along with a back fence. All neighboring properties are fenced. Because the fence has fallen down and can't be replaced in the existing wall, our property is used as a "cut-through" by Wilson High School students looking to smoke pot in the alley. Please see the attached estimate from Larry Enten to replace the wall at \$11,950. Please also see the estimate from Long Fence to replace the back fence at \$3,560. Also note that a large stump would need to be removed before the wall is replaced, which would add several thousand dollars.
- The first-floor bathroom is in need of renovation. It sits in the living room and is highly visible. Please see the attached renovation cost from Metropolitan Bath & Tile for \$8,200. This is for the minimum update—the representative estimated a cost of \$15,000 to \$20,000 to go down to bare walls, which is what is needed. That estimate was verbal, as a final cost would be based on actual selections of flooring, vanity, bathtub, etc.
- Updating the kitchen is the largest expense in order for the house to sell at a higher price. It has no heat. It is small, with a floor space of 9' x 9'4". To make it more functional the back door would need to be relocated—a renovation of the existing space would cost nearly \$50,000. To add value, the kitchen would need to be expanded, which would approach \$75,000. We do not have written estimates for this, as it requires extensive planning and selections, but any estimates of kitchen renovations in DC support these

estimates, and these rough costs were given to us by our contractor when we renovated the second floor.

- Half of the basement is unfinished, and the entire basement has no heat or air conditioning. We do not have formal or verbal estimates for finishing the basement and adding HVAC.

These updates at the minimum quotes would cost a total of \$77,310, and at the maximum \$114,110, and this does not include basement renovation. Without these kinds of expenditures, the property is not worth what the city is estimating.

Sincerely,  
Carolyn Gleason  
3730 Brandywine Street NW  
Washington, DC 20016  
Home 202-237-1207  
Work 202-633-2051





3730 BRANDYWINE ST NW  
WASHINGTON, DC 20016

Prepared exclusively for  
Carolyn & James Gleason

Prepared on  
June 25, 2015



Researched and prepared by

Aiman Stuckart

Long & Foster Real Estate, Inc.

1680 Wisconsin Ave. NW

Washington

202-361-5273



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# COMPARATIVE MARKET ANALYSIS

## Comparables Variance Report

The following displays the range of property characteristics of the comparables.



The listings in this CMA are:

Selling Price between \$673,000 and \$795,000

Bedrooms between 3 to 4

Bathrooms between 2 to 5

Tax Living Area between 1,144 to 1,674 Square Feet

Lot Size between 0.05 to 0.11 acres

Sold Price between \$0.00 and \$520.83 per Living Area Square Foot

Built between 1875 and 1969



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## CMA Pricing Comparables

Subject	Comparable 1	Comparable 2	Comparable 3
No Photo Available  3730 BRANDYWINE ST NW WASHINGTON, 20016 DC Wakefield	 4531 43RD ST NW WASHINGTON AMERICAN UNIVERSITY PARK DC8114250	 4339 ALTON PL NW WASHINGTON AMERICAN UNIVERSITY PARK DC8137632	 4104 46TH ST NW WASHINGTON AMERICAN UNIVERSITY PARK DC8197225
<b>Status</b>	SOLD	SOLD	SOLD
<b>DOMM</b>	21	14	22
<b>Seller Subsidy</b>	2,000	1,000	3,000
<b>Transaction Type</b>	Standard	Standard	Standard
<b>Property Cond</b>	As-is condition		
<b>List Date</b>	06/21/2013	07/19/2013	10/03/2013
<b>Settled Date</b>	15-August-2013	04-October-2013	04-December-2013
<b>Contract Date</b>	12-Jul-2013	31-Jul-2013	25-Oct-2013
<b>List Price</b>	\$785,000	\$755,000	\$799,000
<b>Close Price</b>	0 \$759,000	\$735,000	\$795,000
<b>Style</b>	Colonial	Colonial	Dutch Colonial
<b>Type</b>	Detached	Detached	Detached
<b>Levels</b>	2 4	3 3	3 3
<b>Year Built</b>	1922 1939	1947 1969	1969 1969
<b>Total Bedrooms</b>	4 3	3 3	3 3
<b>Baths Full/Half</b>	2 / 0 1 / 1	1 / 1 1 / 1	2 / 1 2 / 1
<b># of Fireplaces</b>	1 1	1 1	1 1
<b># Gar/Car/ParkSp</b>	-/-/ 1/-/	-/-/ -/-/	1/-/ 1/-/
<b>Exterior Features</b>		Deck, Fenced - Partially	
<b>Exterior Constr</b>	Brick and Siding	Brick	Brick
<b>Basement Type</b>	Full, Partially Finished	Unfinished	Trance, Space For Rooms, Walkout Level
<b>Cooling System</b>	Window Unit(s)	Central A/C	Central A/C
<b>Cooling Fuel Sys</b>	Electric	Electric	Electric
<b>Heat System</b>	Radiator	Radiator	Forced Air
<b>Heat Fuel</b>	Natural Gas	Natural Gas	Natural Gas
<b>Living Area</b>	1720 0	0 0	0 0
<b>Price PER SQFT</b>	0.00	0.00	0.00
<b>Tax Total Liv Ar</b>	1,424	1,356	1,488
<b>TLA Prc PER SQF</b>	\$533.01	\$542.04	\$534.27
<b>Lot Size (Sqft/Ac)</b>	4037/- 4446/0.10	4284/0.10	5008/0.11
<b>Total Value</b>	\$ \$759,000	\$735,000	\$795,000



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## CMA Pricing Comparables

Subject	Comparable 4	Comparable 5	Comparable 6
No Photo Available			
3730 BRANDYWINE ST NW WASHINGTON, 20016 DC Wakefield	4442 GARRISON ST NW WASHINGTON AMERICAN UNIVERSITY PARK DC8220751	4420 CHESAPEAKE ST NW WASHINGTON AMERICAN UNIVERSITY PARK DC8222787	3837 ALBEMARLE ST NW WASHINGTON WAKEFIELD DC8290943
<b>Status</b>	SOLD	SOLD	SOLD
<b>DOMM</b>	24	0	6
<b>Seller Subsidy</b>	0	0	5,000
<b>Transaction Type</b>	Standard	Standard	Standard
<b>Property Cond</b>	As-is condition, Shows Well	Shows Well	Shows Well
<b>List Date</b>	11/08/2013	11/12/2013	03/13/2014
<b>Settled Date</b>	30-December-2013	26-November-2013	23-April-2014
<b>Contract Date</b>	03-Dec-2013	12-Nov-2013	19-Mar-2014
<b>List Price</b>	\$749,900	\$769,000	\$669,900
<b>Close Price</b>	0	\$775,000	\$673,000
<b>Style</b>	Colonial	Colonial	Farm House
<b>Type</b>	Detached	Detached	Detached
<b>Levels</b>	2	4	3
<b>Year Built</b>	1922	1935	1938
<b>Total Bedrooms</b>	4	3	3
<b>Baths Full/Half</b>	2 / 0	2 / 2	1 / 1
<b># of Fireplaces</b>		1	1
<b># Gar/Car/ParkSp</b>	-/-	1/-	1/-
<b>Exterior Features</b>		Deck, Fenced - Rear	
<b>Exterior Constr</b>	Brick	Brick and Siding	Alum/Steel Siding
<b>Basement Type</b>	Walkout Level, Windows, Heated, Workshop	Partially Finished, Connecting Stairway	
<b>Cooling System</b>	Central A/C	Central A/C, Ceiling Fan(s)	Window Unit(s)
<b>Cooling Fuel Sys</b>	Electric	Electric	Electric
<b>Heat System</b>	Radiator, Baseboard	Forced Air	Radiator, Baseboard
<b>Heat Fuel</b>	Natural Gas	Natural Gas	Natural Gas
<b>Living Area</b>	1720	1,488	0
<b>Price PER SQFT</b>		520.83	0.00
<b>Tax Total Liv Ar</b>		1,488	1,280
<b>TLA Prc PER SQF</b>		\$520.83	\$525.78
<b>Lot Size (Sqft/Ac)</b>	4037/-	3269/0.08	3920/0.09
<b>Total Value</b>	\$ 775,000	\$ 789,000	\$ 673,000



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## CMA Pricing Comparables

Subject		Comparable 7	
No Photo Available			
3730 BRANDYWINE ST NW WASHINGTON, 20016 DC Wakefield		4827 NEBRASKA AVE NW WASHINGTON WAKEFIELD DC8211846	
<b>Status</b>		SOLD	
<b>DOMM</b>		5	
<b>Seller Subsidy</b>		0	
<b>Transaction Type</b>		Standard	
<b>Property Cond</b>		Shows Well	
<b>List Date</b>		10/26/2013	
<b>Settled Date</b>		22-November-2013	
<b>Contract Date</b>		31-Oct-2013	
<b>List Price</b>		\$715,500	
<b>Close Price</b>	0	\$740,000	
<b>Style</b>		Colonial	
<b>Type</b>		Detached	
<b>Levels</b>	2	3	
<b>Year Built</b>	1922	1949	
<b>Total Bedrooms</b>	4	4	
<b>Baths Full/Half</b>	2 / 0	2 / 3	
<b># of Fireplaces</b>		1	
<b># Gar/Car/ParkSp</b>	-/-	1/-	
<b>Exterior Features</b>			
<b>Exterior Constr</b>		Brick	
<b>Basement Type</b>		Partially Finished	
<b>Cooling System</b>		Central A/C	
<b>Cooling Fuel Sys</b>		Natural Gas	
<b>Heat System</b>		Forced Air	
<b>Heat Fuel</b>		Natural Gas	
<b>Living Area</b>	1720	2,400	
<b>Price PER SQFT</b>		308.33	
<b>Tax Total Liv Ar</b>		1,674	
<b>TLA Prc PER SQF</b>		\$442.05	
<b>Lot Size (Sqft/Ac)</b>	4037/-	4138/0.09	
<b>Total Value</b>	\$	\$740,000	



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# COMPARATIVE MARKET ANALYSIS

## CMA Summary

SOLD		7 Listings												
	Average	List Price	Sold Price	% Dif	DOMP	Liv Sqft	BR	FB	HB	Lvis	Fpls	Gar	Built	Lot SF
		\$749,043	\$752,286	0.48	13	555	3	2	1	3	1	1	1936	3,877
	Median	\$755,000	\$759,000	-0.46	14	0								

### Report Totals

Properties: 7

Avg List Price	\$749,043	Avg Sold Price	\$752,286	Avg DOM-P	13
Median List Price	\$755,000	Median Sold Price	\$759,000	Median DOM-P	14
Low List Price:	\$669,900	Low Sale Price:	\$673,000		
High List Price:	\$799,000	High Sale Price:	\$795,000		



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# COMPARATIVE MARKET ANALYSIS

## CMA Summary Detail

SOLD		7 LISTINGS																
	List Price	Sold Price	% Diff	DOMP	Style	Liv Sqft	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
4531 43Rd St Nw	\$785,000	\$759,000	-3.31	21	Colonial	0	3	1	1	4	1	1	Yes	1939	0.10	12-Jul-13	15-Aug-13	\$2,000
4339 Alton Pl Nw	\$755,000	\$735,000	-2.65	14	Colonial	0	3	1	1	3	1		Yes	1947	0.10	31-Jul-13	4-Oct-13	\$1,000
4104 46Th St Nw	\$799,000	\$795,000	-0.50	22	Dutch Colonial	0	3	2	1	3	1	1	Yes	1969	0.11	25-Oct-13	4-Dec-13	\$3,000
4442 Garrison St Nw	\$749,900	\$775,000	3.35	24	Colonial	1,488	3	2	2	4	1	1	Yes	1935	0.08	3-Dec-13	30-Dec-13	\$0
4420 Chesapeake St Nw	\$769,000	\$789,000	2.60	0	Colonial	0	3	2	0	3	1	1	Yes	1938	0.09	12-Nov-13	26-Nov-13	\$0
3837 Albemarle St Nw	\$669,900	\$673,000	.46	6	Farm House	0	3	1	1	2	1		No	1875	0.05	19-Mar-14	23-Apr-14	\$5,000
4827 Nebraska Ave Nw	\$715,500	\$740,000	3.42	5	Colonial	2,400	4	2	3	3	1	1	Yes	1949	0.09	31-Oct-13	22-Nov-13	\$0
<b>Average</b>	<b>\$749,043</b>	<b>\$752,286</b>	<b>0.48</b>	<b>13</b>			<b>3</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>1</b>		<b>1936</b>	<b>0.09</b>			
<b>Median</b>	<b>\$755,000</b>	<b>\$769,000</b>	<b>-0.46</b>	<b>14</b>														

### Report Totals Properties: 7

<b>Avg List Price</b>	<b>\$749,043</b>	<b>Avg Sold Price</b>	<b>\$752,286</b>	<b>Avg DOM-P</b>	<b>13</b>
<b>Median List Price</b>	<b>\$755,000</b>	<b>Median Sold Price</b>	<b>\$769,000</b>	<b>Median DOM-P</b>	<b>14</b>
<b>Low List Price:</b>	<b>\$669,900</b>	<b>Low Sale Price:</b>	<b>\$673,000</b>		
<b>High List Price:</b>	<b>\$799,000</b>	<b>High Sale Price:</b>	<b>\$795,000</b>		



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# COMPARATIVE MARKET ANALYSIS

## CMA Statistics

**SOLD 7 LISTINGS**

	Price when initially entered					Price at time of sale					DOMM	DOMP	Age
	Sold Price	- Subsidy	= Net Price	/ Orig. Price	= % Of	Sold Price	- Subsidy	= Net Price	/ List Price	= % Of			
Low	\$673,000	\$0	\$668,000	\$669,900	93.29	\$673,000	\$0	\$668,000	\$669,900	96.43	0	0	46
High	\$795,000	\$5,000	\$792,000	\$849,000	103.42	\$795,000	\$5,000	\$792,000	\$799,000	103.42	24	24	140
Median	\$759,000	\$1,000	\$757,000	\$755,000	99.72	\$759,000	\$1,000	\$757,000	\$755,000	99.72	14	14	76
Average	\$752,286	\$1,571	\$750,714	\$759,614	99.02	\$752,286	\$1,571	\$750,714	\$749,043	100.27	13	13	79

**Report Totals Properties: 7**

	List Price:	/ Orig. List Price:	= % of:	Sold Price:	- Subsidy:	= Net Price:	DOMM:	DOMP:	Age:
Low	\$669,900	\$669,900	93.29	\$673,000	\$0	\$668,000	0	0	46
High	\$799,000	\$849,000	103.42	\$795,000	\$5,000	\$792,000	24	24	140
Median	\$755,000	\$755,000	99.72	\$759,000	\$1,000	\$757,000	14	14	76
Average	\$749,043	\$759,614	99.02	\$752,286	\$1,571	\$750,714	13	13	79



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Prepared on June 25, 2015

## Pricing Recommendation

**3730 BRANDYWINE ST NW, WASHINGTON DC 20016**

Researched and prepared for:

**Carolyn & James Gleason**

Prepared on June 25, 2015

**The following analysis of potential list and sale price of your home has been carefully calculated based on the specific and unique characteristics of your home. This analysis has been calibrated with homes which are most comparable to yours, including 7 that were recently sold. Other current market trends have also been included in this analysis of list price.**

**Suggested List Price: The value of your home is between \$713,083 and \$733,000. No back yard. Your original kitchen, half finished basement and your front porch need substantial amount of work and repair. Updating them would be crucial to raising the value of your home.**



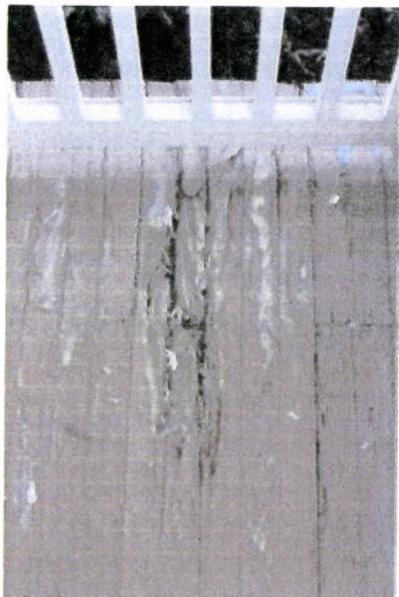
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Prepared on June 25, 2015





3730 Brandywine Street NW front porch that needs replacement. Wood is rotting, edges are ragged. Cost for minimal repair to replace rotten sections and paint is at \$3,600. Porch replacement would be considerably higher.

Square 1888 Lot 0031  
3730 Brandywine Street NW

# Contract



Erik Blitts  
Tenleytown Painting  
4314 Fessenden St., N.W.  
Washington, D.C. 20016  
(202) 244-2325



CONTRACT SUBMITTED TO <u>JAMES GLEASON</u>	HOME PHONE _____	DATE <u>5/15</u>
STREET <u>3730 BRANDY WINE ST NW</u>	WORK PHONE _____	JOB NAME _____
CITY, STATE AND ZIP CODE <u>WASH DC</u>	JOB LOCATION _____	

## EXTERIOR PAINTING

The following checked items are included for surface preparation and painting with two topcoats of paint unless otherwise noted. Surface preparation includes scraping all loose paint and sanding rough areas, priming all wood, caulking door and window frames where cracks exist and replacing loose or missing window glazing.

<input checked="" type="checkbox"/> WINDOWS <u>FRONT FRAMES</u>	<input type="checkbox"/> WOOD SIDING _____
<input type="checkbox"/> BASEMENT WINDOWS _____	<input type="checkbox"/> CEDAR SHAKES _____
<input type="checkbox"/> WOOD STORM WINDOWS _____	<input type="checkbox"/> ASBESTOS SHINGLES _____
<input type="checkbox"/> WOOD SCREENS _____	<input type="checkbox"/> BRICK _____
<input checked="" type="checkbox"/> FRONT ENTRANCE <u>DOOR FRAME</u>	<input type="checkbox"/> STUCCO _____
<input checked="" type="checkbox"/> DOORS _____	<input type="checkbox"/> METAL ROOF _____
<input type="checkbox"/> WOOD SCREEN DOORS _____	<input type="checkbox"/> GUTTERS _____
<input type="checkbox"/> WOOD STORM DOORS _____	<input type="checkbox"/> DOWNSPOUTS _____
<input type="checkbox"/> SHUTTERS _____	<input type="checkbox"/> GARAGE _____
<input checked="" type="checkbox"/> DORMERS <u>FRONT</u>	<input type="checkbox"/> IRON RAILINGS _____
<input checked="" type="checkbox"/> FASCIA _____	<input checked="" type="checkbox"/> WOOD RAILINGS _____
<input checked="" type="checkbox"/> SOFFIT _____	<input checked="" type="checkbox"/> FRONT PORCH <input checked="" type="checkbox"/> INSIDE <input checked="" type="checkbox"/> OUTSIDE + CEILING
<input type="checkbox"/> FOUNDATION _____	<input type="checkbox"/> SIDE PORCH <input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE
<input checked="" type="checkbox"/> OTHER (SPECIFY) <u>DECORATIVE SUPPORT PERS ON SIDES OF HOUSE</u>	<input type="checkbox"/> REAR PORCH <input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE

Additional Instructions/Options/Exclusions REPLACE ROTTEN WINDOW SILLS + TRIM ON FRONT DORMER WINDOWS, REPLACE TWO WHITE STEP RISERS, REPLACE DAMAGED WOOD FLOORING, REPLACE DAMAGED PILLAR BASES, REPLACE ONE SECTION OF LOWER SUPPORT RAIL ON PICKETS

### Additional work to be performed:

<input checked="" type="checkbox"/> CARPENTRY _____ Additional charge at \$_____/per man hour plus materials.	<input type="checkbox"/> REPLACE BROKEN GLASS # _____
<input type="checkbox"/> REMOVE STORMS	<input checked="" type="checkbox"/> POWER WASH <u>HOUSE</u>
<input type="checkbox"/> REMOVE SCREENS	<input checked="" type="checkbox"/> CLEAN GUTTERS <u>M/C</u>
	<input type="checkbox"/> OTHER _____

BENJAMIN MOORE paint will be used unless otherwise requested by customer.  
An additional charge will be made for other paint brands.

We agree hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:  
Three six hundred dollars (\$ 3600.00 )

Payment to be made as follows: \_\_\_\_\_

Authorized Signature Erik Blitts

EPA Certified for Lead Containment

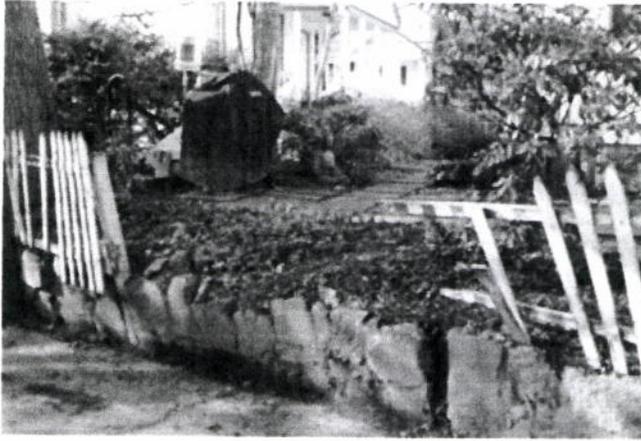
Note: This contract may be withdrawn by us if not accepted within \_\_\_\_\_ days.

Acceptance of Contract — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_



**3730 Brandywine Street NW back alley retaining wall and fence that needs replacement. Original fence posts were secured within the concrete and cannot be replaced, leaving gaps in the retaining wall. Estimate to replace the wall at \$11,950 and to replace the fence at \$3,560, plus the expense of removing a stump.**

**Square 1888 Lot 0031  
3730 Brandywine Street NW**

1888 0031

Proposal submitted by:

<b>Proposal No.</b>	<b>5341</b>
<b>Date</b>	06/24/2015

Performed at:

**Larry Enten**  
 202-329-6006  
[larryenten@aol.com](mailto:larryenten@aol.com)

3730 Brandywine Street NW  
 Washington, DC 20016

**Scope of Work**

Larry Enten will provide the equipment and labor to demo and haul the 2' high x 57' long rear retaining at the alley to both sides of the Homeowner's property line.

Others will remove and salvage any trees, stumps, bushes or plants prior to work.

Larry Enten will provide the equipment and labor to excavate the dirt back as needed for the new footer.

Larry Enten will provide the materials and labor to dig, form and pour 24" wide x 12" thick concrete footers for the new retaining wall, with (2) #4 continuous rebar.

Larry Enten will provide the materials and labor to install 8" CMU/block to grade for the new retaining wall with a 4" CMU cap, with #4 vertical rebar at 48" o.c, rebar cells grouted solid and weep holes 48".

Larry Enten will provide the materials and labor to apply a parge coating and waterproof membrane to the back side of the new wall below grade.

Larry Enten will provide the materials and labor to apply a parge coating to the front facade of the new wall above grade.

Larry Enten will provide the materials and labor to form and pour (3) new 3' wide concrete steps at the same location.

Note: Permits will be provided by the Homeowner prior to work. If we obtain the permit: price TBD.

**Estimated cost:**

The above work to be preformed in accordance with the drawings and specifications submitted and completed in a substantial workmanlike manner for the sum of: **Eleven thousand nine hundred fifty dollars and .00/00. (\$11,950.00)**

Payments: 1/3 deposit – 1/3 progression – 1/3 at job completion

Respectfully submitted: **Larry Enten**

Any alteration or deviation from specifications involving extra costs or labor will be come an extra charge over the above estimate. All agreements are contingent upon accidents or delays beyond our control.

**ACCEPTANCE OF PROPOSAL**

The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date \_\_\_\_\_

Signature \_\_\_\_\_

1888 0031

From: Chris Bucca cbucca@longfence.com  
Subject: RE: Gleason Fence estimates  
Date: July 1, 2015 at 9:23 PM  
To: James Gleason jgleason11@verizon.net



see attached  
any questions  
please call 301-908-4129

(800) 486-4283  
 MHC # 0615 #0615-01 #6615-02  
 D.C. # 2116

**LONG FENCE**  
 Long Fence Company, Inc.  
 1910 Belson Court • Odenton, Maryland 21113  
 Ph: (301) 261-3444 • Ph: (410) 793-0600 • Fax: (301) 261-0643  
 www.longfence.com

Job No. \_\_\_\_\_  
 Order No. \_\_\_\_\_  
 Customer No. \_\_\_\_\_  
 Date: **6-30-15**

BUYER'S NAME: **JAMES GLEASON**  
 STREET: **3730 BRANDWINE ST NW**  
 CITY: **20016**  
 COUNTY: \_\_\_\_\_ MAP Page Grid \_\_\_\_\_  
 HOME PHONE: **2-237-1207** WORK PHONE: \_\_\_\_\_  
 CELL PHONE: \_\_\_\_\_ MS \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_ LEAD # **3029**

Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install a

**56' OF 4'H SPACED PICKET 1-4x4 GATE - ALL TRUSSED 1x4 2x4 - 4x4 POST DRY PACKED CEMENT DC PRUIT -**

**OR - 4'H WHITE PVC FENCE 1-4x4 GATE**

**SALE = \$ 2780 -**

**SALE = \$ 3560 -**

PLEASE PAY OUR FOREMAN

Estimated Monthly Investment \_\_\_\_\_  
 Per Month \_\_\_\_\_  
 With Approved Credit \_\_\_\_\_

Additional Information or Remarks \_\_\_\_\_  
 Total Contract Price \_\_\_\_\_  
 Deposit With Order \_\_\_\_\_  
 Due on Day Materials are Delivered \_\_\_\_\_  
 Due on Day of Substantial Completion \_\_\_\_\_  
 And/or Balance Financed \_\_\_\_\_

Work to begin approximately \_\_\_\_\_ Work to be completed approximately \_\_\_\_\_  
 This projection is contingent upon obtaining approved financing, permits, H O A, and other conditions beyond Seller's control.

Estimate valid for 30 days for purpose of acceptance by the buyer.  
 Buyer agrees to pay for the goods, services and installation referred to above in accordance with the terms of this Agreement.  
 Buyer acknowledges that before Buyer signed this Agreement, Seller submitted the Agreement to Buyer with all blank spaces filled in and that buyer had a reasonable opportunity to examine it and that thereafter a legible executed and completed copy thereof was delivered to Buyer. Buyer has read and understands both the front and reverse side of this Agreement, and agrees to the terms and conditions as set forth herein.

Chris Bucca (Sales Representative's Signature) **301-908-4129**  
 Buyer's \_\_\_\_\_  
 Date \_\_\_\_\_

**2/16**



**3730 Brandywine Street NW first floor bathroom needs updating. Plastic shower insert is discolored and blocks radiator heat. Original tile floor is cracked. Sink is cracked. Bare bones renovation estimated at \$8,200, with a more accurate verbal estimate at \$15,000 to \$20,000.**

**Square 1888 Lot 0031  
3730 Brandywine Street NW**

# METROPOLITAN BATH AND TILE JOB SPECIFICATIONS

<b>ROCKVILLE</b> 11132B ROCKVILLE PIKE ROCKVILLE, MARYLAND 20852 PHONE 301-984-2284 FAX 301-984-5690 MHIC#-19779-02 email-cdisalvo@metroboth.com	<b>BOWIE</b> 6806 LAUREL BOWIE ROAD BOWIE, MARYLAND 20715 PHONE 301-262-2284 FAX 301-464-5173 MHIC#-19779-01 email-ksanzaro@metroboth.com	<b>VIRGINIA</b> 4201 MARTIN AVENUE ANNANDALE, VIRGINIA 22003 PHONE 703-354-2284 FAX 703-992-6325 VA#-2705-027391A email-amcnamara@metroboth.com	<b>BALTIMORE</b> 1031 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21286 PHONE 410-828-5100 FAX 410-339-6899 MHIC#-19779-03 email-dcole@metroboth.com
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<b>PRODUCTION DEPARTMENTS</b>	<input type="checkbox"/> UPPER MARLBORO MD 8424 WESTPHALIA ROAD, UPPER MARLBORO, MD 20774 PHONE 301-516-6000 FAX 301-516-7330 Email: rprovencher@metroboth.com	<input type="checkbox"/> TOWSON, MD 1031 CROMWELL BRIDGE ROAD, TOWSON, MD 21286 PHONE 410-339-6563 FAX 410-828-1568 Email: dcollier@metroboth.com
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Visit our website at [www.metroboth.com](http://www.metroboth.com)

Date 6 / 18 / 15 Contract No. \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_  
 Customer's Name JAMES GLEESON Phone Number (\_\_\_\_) \_\_\_\_\_

12<sup>th</sup> FLOOR HALL BATH PARTIAL REDO  
 (WET AREA ONLY)

- 1) TEAR OUT WET AREA
- 2) HALL AWAY DEBRIS

FURNISH + INSTALL THE FOLLOWING

- 3) 60X30X14 RH WHITE POS TUB
- 4) CHROME WASTE + OVERFLOW UNIT
- 5) CHROME PRESSURE BALANCE COMBO TUB/SHOWER FAUCET
- 6) DURLOCK TILE BOARD ON 3 TUB WALLS TO STD.  
HGT WITH STD CERAMIC TILE ON 3 TUB WALLS  
TO STD HGT.
- 7) GROUT + CAULK NEW TILE
- 8) SOAP DISH + TOWEL BAR

8200.00

IF 3 TUB WALLS ARE TILED TO THE CEILING  
 + NEW TILE BACKER GOES TO THE CEILING  
 + AROUND THE WINDOW ADD 1,000

Customer's Signature \_\_\_\_\_

Customer's Printed Name \_\_\_\_\_

Customer's Signature \_\_\_\_\_

Customer's Printed Name \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Approximate Start Date\* \_\_\_\_\_

\*Depending on product arrival \_\_\_\_\_ / \_\_\_\_\_ (initials)

Approximate Completion Date\*\* \_\_\_\_\_

\*\*Plus additional lead time for custom glass enclosures and mirrors

\_\_\_\_\_  
 (initials)  
 By GREG SCRUGGS Lic. # 915  
 Metropolitan Bath & Tile Inc. Authorized Representative

Date of Acceptance \_\_\_\_\_



3730 Brandywine Street NW kitchen that needs renovation. Chipping linoleum flooring from the 1980s, no insulation, no heat, original windows, three separate counter surfaces, and aged cabinets. Kitchen is small, 9' x 9'4". Ten years ago we received an estimate of \$50,000 to renovate within existing space and move door for optimal layout. To expand would require a special city permit given the size of the lot. Top photo shows entire length of kitchen (with a bit of stove cut off) and all working counter space. (Below) A white Ikea bookshelf next to the refrigerator serves as a pantry in the kitchen.



Square 1888 Lot 0031  
3730 Brandywine Street NW



3730 Brandywine Street NW unfinished basement. Half of the basement is unfinished with terra cotta walls (painted white), concrete flooring, and many overhead pipes. Red pipe (lower) is a support for upper floor in middle of room. Stairs to basement are open. (Top) Washer and dryer empty into original concrete sink.

Square 1888 Lot 0031  
3730 Brandywine Street NW