



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: November 13, 2015 **Decision Date:** December 1, 2015

Legal Description of Property

Square: 2859 Lot: 2021

Property Address: 2719 13th Street NW, Unit 1

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	332,630	Land	332,630
Building	776,140	Building	647,555
Total	\$ 1,108,770	Total	\$ 980,185

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 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) fails to represent the estimated market value of the property.

The subject property is a 2,317 sq. ft., two-level, and 3 bedroom/3 bath condominium unit with parking located in the Columbia Heights neighborhood. The property was purchased in August 2010 for \$685,000. The bases of appeal is valuation.

The Petitioner contends that the proposed assessed value of the subject is not supported by market sales and provided comparable that show: 1) the range of 3 bedroom properties that sold during the valuation period are less than the assessed value (i.e. \$705,000-\$865,000 for a top floor unit); 2) the properties that sold for \$1.0MM+ had 4+ bedrooms and were primarily single family homes with an in-law suite or basement rental unit; and 3) OTR’s analysis failed to consider that the subject unit comprises a 1st level and basement which commands a lower value (\$80-\$127/sq. ft.) based on sales data. Additionally, the Petitioner provided a desktop appraisal (dated April 6, 2015) for refinance purposes that derived a \$740,000 estimate of value, a regression analysis that yielded a projected price of \$289/SF and cited the assessed value increased 28% versus TY15, although home prices in Columbia Heights increased an average of 12%.

OTR provided an Equalization report with 12 comparable properties and a Sales report with 5 comparable sales ranging from \$380-\$819/ sq. ft. (which included penthouse units) to justify the value.

The Commission has considered the information and testimony provided by both parties and finds that the Petitioner demonstrated by a preponderance of evidence that the assessed value fails to represent the estimated market value of the property. The Commission finds that valuing the subject based on recent sales of 3 similar

Legal Description of Property

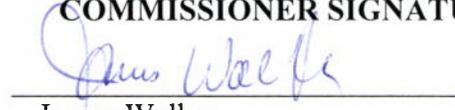
Square: 2859 Lot: 2021

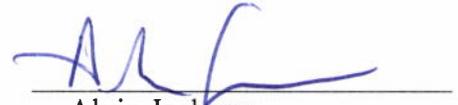
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“main level + basement” layout units referenced by the Petitioner seems most relevant and yields an average value of \$430/SF. Therefore, the TY 2016 assessment is reduced accordingly.

COMMISSIONER SIGNATURES


Stacie Scott-Turner


James Walker


Alvin Jackson

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: 12/04/2015

Geoffrey Anderson
2719 13TH ST NW APT 1
WASHINGTON, DC 200095960

Square: 2859 Suffix: Lot: 2021
Property Address: 2719 13TH ST 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	332,630	3	776,140	4	1,108,770
Land		Improvements		Total Proposed Value	

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

5	332,630	6	647,555	7	980,185
Land		Improvements		Total Proposed Value	

Stacie Scott Turner - Commissioner
James Walker - Commissioner
Alvin Jackson - Commissioner

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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.