

DISTRICT OF COLUMBIA GOVERNMENT
Real Property Tax Appeals Commission
One Judiciary Square
441 4th Street, N.W. Suite 360N
Washington, D.C. 20001
202-727-6860 (office)
202-727-0392 (fax)



RECEIVED

Aug 11 2015 12:25PM EDT

REAL PROPERTY TAX APPEALS COMMISSION
REAL PROPERTY ASSESSMENT APPEAL FORM

TAX YEAR 2015

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 Craig Chanoff
Street 2719 13th St NW #2
City Washington
State DC Zip 20009

RECEIVED

JUL 20 2015

REAL PROPERTY TAX APPEALS COMMISSION

NAME AND ADDRESS OF OWNER:

Name Craig Chanoff
Street 2719 13th St NW #2
City Washington
State DC Zip 20009

FROM YOUR "REAL PROPERTY PROPOSED ASSESSMENT NOTICE"

3. Square 2859 Suffix _____ Lot 2022
Type of Property (res., etc.) Residential
Class 001
Premises Address 2719 13th St NW #2
Neighborhood Code 015
Your Estimate of Value 994250

4. ASSESSED VALUE OF TAX YEARS:

	Last Year	Proposed TY	First Level Assessment Appeal Decision
Land	<u>298270</u>	<u>396660</u>	<u>396660</u>
Building	<u>395980</u>	<u>925540</u>	<u>925540</u>
Total	<u>994250</u>	<u>1322200</u>	<u>1322200</u>

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? Not recently
If appraised prior to January 1st, attach a copy with the appeal.
Purchase Price of Property \$ 899,000
Date of Purchase April 30th, 2010

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

See attached letter.

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 Craig Chanoff Home Phone 202.368.8707 Office Phone _____
Fax Phone _____ E-mail Address cchanoff@yahoo.com
Date 7/15/15



NOTICE OF 1st LEVEL APPEAL DECISION FOR TAX YEAR 2016

Duplicate Notice

Date of Notice: 07/06/2015

Craig S Chanoff
 SHAUN E GOKEY
 2719 13TH ST NW UNIT 2
 WASHINGTON DC 20009-5315

TY 2016 Class 001
Appraiser ID 285
Appraiser Phone Number (202) 442-4072

Square	Suffix	Lot	Neighborhood Code	Proposed Assessed Value		1 st Level Appeal Decision Value	
2859		2022	015				
Property Address: 2719 13TH ST NW				Total	1,322,200	Total	1,322,200

This notice of final assessment is to inform you of the results of your administrative appeal with the Real Property Assessment Division. The assessor conducted a review of properties in the area that are equal or similar to this property to determine if its value is equalized. The assessor has determined that the property is generally in equalization with similar properties in the area. As a result of this review, the assessor has sustained the Proposed Assessed Value as reflected above. If you do not agree with the 1st Level Appeal Decision Value, you may file an appeal with the Real Property Tax Appeals Commission as described below.

Your Appeal Rights:

Property owners, a duly authorized agent of a property owner, or those with an interest in the property (such as lessee) have the right to appeal this assessment. If you do not believe the value reflected above represents fair market value for your property, you may proceed to the second level of appeal. The appeal process is briefly outlined below.

Second Level of Appeal If the appraiser and the property owner, or party of interest, do not agree with the Final Proposed Value following the administrative appeal, the property owner may proceed to the Real Property Tax Appeals Commission (RPTAC). You must complete an appeal form and submit it to RPTAC no later than 45 days from the date of your administrative appeal decision notice. RPTAC forms can be obtained by visiting their website at www.rptac.dc.gov. For further information you may call RPTAC at 202-727-6860.

RPTAC will not accept an appeal unless an administrative appeal was filed with the Real Property Assessment Division.

Third Level of Appeal If you are not satisfied with the RPTAC decision, you may appeal to the Superior Court of the District of Columbia.

July 15th, 2015

Craig Chanoff
2719 13th St. NW
Unit 2
Washington, DC 20009
cchanoff@yahoo.com
202.368.8707

To whom it may concern:

I am writing to file a second appeal to Washington, DC's 2016 assessment of my property, 2719 13th St. NW Unit 2 Washington, DC 20009 (Lot 2859, Square 2022).

I am appealing it on the equalization basis and as evidence supporting my appeal I am attaching three spreadsheets.

- The first sheet is a comprehensive listing of recent sales in the immediate vicinity of my residence over the past 18 months.
- The second sheet shows properties that I believe are most directly comparable to my own that have sold in the past 12 months.
- The third sheet shows those that have sold for something near the proposed assessed value of my property for 2016 that have sold in the past 12 months.

As you will see from the data on sheet number 2, of the six 4+ bedroom, 2.5+ bath properties sold in the last year in this neighborhood, the lowest priced unit was \$925,000 while the highest was \$1,115,000. Please note that none of these sales approach the proposed 2016 assessed value of \$1,322,200 for our unit. In fact, all of the sales are squarely in the range of our current assessed value of \$994,250 and all of them were homes (not condominiums such as mine)

The District proposes that our property is worth \$1,322,200. In worksheet 3 we can see the properties that sold for approximately that value. In all those cases they are large homes (not a condominium like mine), have dedicated outdoor spaces, and have six bedrooms.

For all of the reasons listed above, I request that our assessed value remain at its current level of \$994,250. This is supported by all the comparables and given the fact that our unit is a condominium (not a house). Thank you for your consideration. Please feel free to contact me with any questions.

Sincerely,



Craig Chanoff

Address	Bedrooms	Baths	Sq Feet	Price	Price per sq f parking spaces	Sold On	House	Condo
3011 13th St NW	4		1776	1080000	\$608 Yes	6/24/2014	x	
3001 13th St NW	5		1736	1150000	\$662 Yes (2 spaces)	4/30/2014	x	
1461 Chapin St NW	5		2706	1100000	\$407 Yes	1/23/2015	x	
2230 13th St NW	3		1760	1150000	\$653 Yes	12/12/2014		
1419 W St NW	4		2204	1049000	\$476 Yes	11/7/2014	x	
2102 12th St NW	4		1734	925000	\$533 Yes	9/19/2014	x	

Address	Bedrooms	Baths	Sq Feet	Price	Price per sq ft	parking spaces	Sold On	House	Condo	New Reno?
922 Spring Rd	4	4	2489	854999	\$344 ?		22-Oct x	X		Yes
1361 Perry Pl	5	4	2400	969900	\$404 ?		6/27/2014 x	X		doesn't say
3585 13th	6	5	2697	900000	\$334 ?		7/17/2014 x	X		doesn't say
3551 13th	5	4	2300	940000	\$409	2	4/2/2014 x	X		Yes
1423 Newton	6	5	2569	1050000	\$409 ?		8/6/2014 x	X		Yes
3415 14th St	6	5	2346	1120000	\$477 ?		5/28/2014	X		doesn't say
1422 Euclid St	3	2	1337	865000	\$647 ?		11/12/2013	X		2009
1309 Fairmont	3	2.5	1926	740000	\$384	1	2/3/2015	X		doesn't say
1451 Girard	3	1	1686	870000	\$516 ?		5/6/2014	X		doesn't say
1308 Girard	6	3	2807	750000	\$267 ?		9/19/2014	X		doesn't say
1224 Fairmont	6	5.5	2354	1250000	\$531 ?		4/3/2013 x	X		w/unit
1326 Girard	3	2	1750	811000	\$463 garage 1 sp		4/12/2013	X		appt 3
1104 Euclid	3	3	1823	705000	\$387 ?		11/13/2014	X		appt 1
1207 Girard	3	3	1834	860000	\$469 garage 1 sp		6/24/2014	X		appt 1
1218 Girard	3	3	1632	835000	\$512 ?		4/12/2013	X		doesn't say
2723 13th	3	3	1409	865000	\$614 ?		11/6/2013	X		appt 3
1325 Fairmont	3	2.5	1874	779000	\$416 ?		1/10/2014	X		appt 3
1437 Euclid	5	4	3160	979000	\$310 ?		7/31/2012 x	X		w/unit
1478 Harvard	3	2.5	1808	778000	\$430 ?		3/5/2014	X		doesn't say
836 Lamont	3	3	1470	720000	\$490 ?		6/24/2014 x	X		doesn't say
3552 13th	3	3	1823	792000	\$434 ?		9/4/2014	X		2010
3545 13th	3	3	1400	750000	\$536 garage 1 sp		5/29/2014	X		doesn't say
1352 Spring	3	3	1992	737000	\$370 garage 2 sp		2/13/2015 x	X		2005
2245 13th St	4	3	2502	1050000	\$420 garage		2/12/2015 x	X		
3011 13th St	4	4	2604	1080000	\$415 yes		6/24/2014 x	X		in-law suite yes
1019 Columbia R	4	5	2295	755000	\$329 ?		9/23/2014 x	X		doesn't say
1111 Fairmont	4	4	2259	730000	\$323 ?		5/12/2014 x	X		doesn't say
2629 13th	3	3	2595	761000	\$293 ?		7/2/2014 x	X		hard to say

Address	Bedrooms	Bath	Sq Feet	Price	Price per sq ft	parking	Sold On	House	Condo	New Renov?
1219 Girard St NW	6	4.5	2438	1300000	\$533	yes	3/13/2015	x		yes
1137 Girard St NW	6	6.5	3062	1388000	\$453	yes	9/26/2014	x		yes
2814 13th St NW	6	5	4382	1379000	\$315	yes	4/3/2013	x		yes