



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 30, 2015 Decision Date: November 30, 2015

Legal Description of Property

Square: 3244 Lot: 0039

Property Address: 4325 New Hampshire Avenue, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	291,050	Land	291,050
Building	558,950	Building	558,950
Total	\$ 850,000	Total	\$ 850,000

Rationale: The Real Property Tax Appeals Commission (RPTAC) is charged with determining the estimated Market Value for the subject property as of January 1, 2015 (TY 2016) and, pursuant to D.C. Official Code § 47-825.01a(e)(4)(C)(ii), has the responsibility to “raise or lower the estimated value of any real property which it finds to be more than 5% above or below the estimated market value.” Pursuant to statute, the Petitioner must demonstrate by the preponderance of the evidence that the proposed Tax Year 2016 assessment of the real property by the Office of Tax and Revenue (OTR) does not represent the estimated value of the property as of the valuation date.

The subject property is a two- story four bedroom brick row house containing 2,448 sf. GLA located in the Petworth neighborhood. According to Tax records, the subject property sold on June 19, 2014 for \$810,000. The bases of the appeal are valuation, equalization and property damage or condition. The Petitioner’s main issue with the Office of Tax and Revenue is that the proposed 2016 assessment should be reduced to the purchase price of \$810,000, which the Petitioner believes is the true indicator of market value for the subject. The Petitioner submitted an appraisal dated 5/14/2014 with a value of \$811,000 as their primary information for a decrease in the proposed assessment. OTR conducted its own sales comparison report using sales located in the subject’s immediate neighborhood to support its valuation.

The Commission reviewed the submissions by both parties. In addition, the Commission conducted its own review of sales and available market data during the valuation period. The Commission determined that the Petitioner’s argument is fair and reasonable and supported by current market data. Further the Commission recognizes the subject property sold on June 19, 2014 for \$810,000 as part of an arm’s length transaction during the Tax Year 2016 valuation period. This equates to a new value for the subject property, however the new value calculated by the Commission does not meet the 5% rule and thus, the assessment is sustained accordingly.

COMMISSIONER SIGNATURES

Alvin Jackson

Eric Jenkins

Cliftine Jones

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.

