GOVERNMENT OF THE DISTRICT OF COLUMBIA
REAL PROPERTY TAX APPEALS COMMISSION

Real Property Assessment Appeal Form – Tax Year 2016

YOU MUST FILE YOUR APPEAL WITHIN 45 DAYS OF THE DATE OF YOUR NOTICE OF 1ST LEVEL APPEAL DECISION

*Owner's Name: CARVER TERRACE LP *Square: 4469 *Suffix: _____ *Lot: 0093

*Property Address: 1112-1116 21ST ST NE *Tax Class 001-RESIDENTIAL *Neighborhood Code TRINIDAD C

Will you be appealing any other properties? (●) Yes ( ) No, If Yes, please complete an appeal application for each.

*Contact Phone Numbers: 202 470 3102 _____ E-mail: Steve.Thompson@ryan.com

* Required information

Assessed Value of Tax Years

	Last Year 2015	Proposed TY 2016	First Level Assessment Appeal Decision
Land	$ 231,160	$ 231,160	$ 231,160
Building	$ 1,558,540	$ 1,594,690	$ 1,594,690
Total	$ 1,789,700	$ 1,825,850	$ 1,825,850

Please indicate the basis for your appeal (examples of supporting documentation are shown below):

☑ **Estimated Market Value**	Examples: recent written appraisal; recent settlement statement; property insurance documents
☑ **Equalization**	Example: a listing of properties that you consider to be comparable to your property.
☑ **Classification**	Indicate current use of the property, and date the use started: Date: _____ ☐ Residential ☐ Commercial ☐ Mixed Use ☐ Vacant ☐ Blight
☑ **Property Damage or Condition**	Please describe and provide evidence such as cost estimates and damage claims. Color photographs are strongly encouraged.
☑ **Disputed Property Record**	Explain:

Property Value Information

If your property has been privately appraised within the past 12 months prior to January 1st please attach a copy with the appeal.
Purchase price of the property $_____ Date of Purchase _____ Your estimate of value $_____

Please state the justification for your appeal. (Attach additional or supporting documents.)

Please see attached for the justification of our appeal.

We conduct both telephone and in-person hearings as well as non-appearance reviews of the written record. Telephone and in-person hearings are conducted by appointment only. If you fail to appear and **have not** notified us twenty-four (24) hours in advance of the appointed time, your hearing will be converted to a non-appearance review of the written record and only the information furnished with your original petition will be considered in the review.

Please select your preferred hearing method: ☐ ***Non-Appearance*** ☐ ***Telephone*** _____ ***(Contact Phone Number)*** ☑ ***In-Person***

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

Return 1 original and 4 copies of *form to:*
Real Property Tax Appeals Commission
441 4th Street, NW
Suite 360 North
Washington, D.C. 20001
(202) 727-6860

Owner/Agent* Print Name: Ryan, LLC - Steve Thompson
Signature: [signature]
Date (mm/dd/yyyy): 8/19/15
Mailing Address: P.O. Box 34472
City: Washington State: DC Zip: 20043
Phone: 202.470.3102 Email: Steve.Thompson@ryan.com

*If not the owner, a notarized RPTAC *Letter of Agent Authorization* must be attached. OTR's Letter of Agent Authorization will not be accepted.

Revised 7/2015

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YOU MUST FILE YOUR APPEAL WITHIN 45 DAYS OF THE DATE OF YOUR NOTICE OF 1ST LEVEL APPEAL DECISION

*Owner's Name: CARVER TERRACE LP *Square: 4469 *Suffix: _____ *Lot: 0094

*Property Address: 1100-1108 21ST ST NE *Tax Class 001-RESIDENTIAL *Neighborhood Code TRINIDAD C

Will you be appealing any other properties? (●) Yes ( ) No, If Yes, please complete an appeal application for each.

*Contact Phone Numbers: 202 470 3102 _____ E-mail: Steve.Thompson@ryan.com

* Required information

Assessed Value of Tax Years

	Last Year 2015	Proposed TY 2016	First Level Assessment Appeal Decision
Land	$ 388,590	$ 388,590	$ 388,590
Building	$ 1,853,310	$ 1,895,050	$ 1,895,050
Total	$ 2,241,900	$ 2,283,640	$ 2,283,640

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*Owner's Name: CARVER TERRACE LP *Square: 4469 *Suffix: _____ *Lot: 0096

*Property Address: 2016-2022 MARYLAND AV NE *Tax Class 001 RESIDENTIAL *Neighborhood Code TRINIDAD C

Will you be appealing any other properties? (●) Yes ( ) No, If Yes, please complete an appeal application for each.

*Contact Phone Numbers: 202.470.3102 _____ E-mail: Steve.Thompson@ryan.com

* Required information

Assessed Value of Tax Years

	Last Year 2015	Proposed TY 2016	First Level Assessment Appeal Decision
Land	$ 311,350	$ 311,350	$ 311,350
Building	$ 1,915,850	$ 1,960,880	$ 1,960,880
Total	$ 2,227,200	$ 2,272,230	$ 2,272,230

Please indicate the basis for your appeal (examples of supporting documentation are shown below):

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YOU MUST FILE YOUR APPEAL WITHIN 45 DAYS OF THE DATE OF YOUR NOTICE OF 1ST LEVEL APPEAL DECISION

*Owner's Name: CARVER TERRACE LP *Square: 4469 *Suffix: _____ *Lot: 0097

*Property Address: 2008-2014 MARYLAND AV NE *Tax Class 001-RESIDENTIAL *Neighborhood Code TRINIDAD C

Will you be appealing any other properties? (●) Yes ( ) No, If Yes, please complete an appeal application for each.

*Contact Phone Numbers: 202 470 3102 _____ E-mail: Steve.Thompson@ryan.com

* Required information

Assessed Value of Tax Years

	Last Year 2015	Proposed TY 2016	First Level Assessment Appeal Decision
Land	$ 311,590	$ 311,590	$ 311,590
Building	$ 2,126,810	$ 2,177,500	$ 2,177,500
Total	$ 2,438,400	$ 2,489,090	$ 2,489,090

Please indicate the basis for your appeal (examples of supporting documentation are shown below):

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*Owner's Name: CARVER TERRACE LP *Square: 4469 *Suffix: _____ *Lot: 0846

*Property Address: 1118-1122 221ST ST NE *Tax Class 001-RESIDENTIAL *Neighborhood Code TRINIDAD C

Will you be appealing any other properties? (●) Yes ( ) No, If Yes, please complete an appeal application for each.

*Contact Phone Numbers: 202.470.3102 _____ E-mail: Steve.Thompson@ryan.com

* Required information

Assessed Value of Tax Years

	Last Year 2015	Proposed TY 2016	First Level Assessment Appeal Decision
Land	$ 234,260	$ 234,260	$ 234,260
Building	$ 1,497,840	$ 1,532,570	$ 1,532,570
Total	$ 1,732,100	$ 1,766,830	$ 1,766,830

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