

DISTRICT OF COLUMBIA GOVERNMENT  
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)



# REAL PROPERTY TAX APPEALS COMMISSION

## REAL PROPERTY ASSESSMENT APPEAL FORM

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 George Brown and Laurie Sedlacko  
Street 1725 31st street se  
City washington  
State DC Zip 20020

**2. NAME AND ADDRESS OF OWNER:**

Name same as owner  
Street \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_

**FROM YOUR "REAL PROPERTY PROPOSED ASSESSMENT NOTICE"**

3. Square 5662 Suffix \_\_\_\_\_ Lot 0164  
Type of Property (res., etc.) residential  
Class 001  
Premises Address 1725 31st street se  
Neighborhood Code 028  
Your Estimate of Value \$580,000

**4. ASSESSED VALUE OF TAX YEARS:**

	Last Year <u>2015</u>	Proposed TY <u>2016</u>	First Level Assessment Appeal Decision
Land	assessor did not provide	assessor did not provide	assessor did not provide
Building	assessor did not provide	assessor did not provide	assessor did not provide
Total	<u>600,390</u>	<u>636,930</u>	<u>636,930</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? yes  
If appraised prior to January 1<sup>st</sup>, attach a copy with the appeal.  
Purchase Price of Property \$ 628,900  
Date of Purchase February 1, 2010

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

The refinancing appraisal (attached) indicates a market value based on comparable sales of \$580,000. The comparable properties (page 2) all sold in 2014 and should have been considered by the appraiser. The appraisal is current and specific to this property and the most reliable analysis of current market value. Any information provided by the assessor to the RPTAC should also be provided to us (the assessor has the refinancing appraisal). For the reasons set forth in the appraisal the the market valuation should be \$580,000 and after homestead adjustment equal a 2016 taxable assessment of \$509,800.

**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 [Signatures] Home Phone 202 360 0517 Office Phone 202 551 5121  
Fax Phone \_\_\_\_\_ E-mail Address \_\_\_\_\_  
Date \_\_\_\_\_