

**Real Property Tax Appeals Commission
Minutes of the Public Meeting held on
Wednesday, May 25, 2016**

Chairperson Gregory Syphax called the 1st public meeting to order at 2:33 p.m. in Hearing Room 1 in the Commission's suite of offices located at 441 4th Street NW. The quorum consisted of Gregory Syphax, Richard Amato, May Chan, Don Isaac, Eric Jenkins, Cliftine Jones, Neil Olliviera, Frank Sanders, Stacie Scott Turner, James Walker and Trent Williams. Alvin Jackson, and Sean Warfield were absent from the meeting. Executive Director, Carlynn Fuller, was also in attendance.

Mr. Syphax discussed off-season activities.

- Research projects on residential sales per neighborhood were completed.
- Research on commercial property sales in the CBD and the East End were also completed.
- On March 10th, the first RPTAC outreach workshop was held. The workshop was designed for residential property owners to inform them of how to file an appeal.
- On April 28th Commissioners met with officials from AOBA
- Additionally, on May 5th the Commissioners met with assessors from OTR to discuss their assessment methodology, Cap rates; and their treatment of reserves.
- Mr. Syphax indicated that he plans to schedule some in-house training in June. There is also an upcoming meeting with CoStar representatives on June 1st @ 12:30 pm. More details will be forthcoming.
- Mr. Syphax also discussed potential legislation to treat residential properties with 5 or more units as commercial properties thereby giving the Commission 80 days to render a decision in those cases.
- Homestead and Classification cases continue to be heard during off-season. Mr. Syphax indicated that several Petitioners have complained about the process for applying for Homestead. He is working with OTR to get them to state exactly what evidence/documentation they need for Petitioners to meet the domicile requirement.

Ms. Fuller gave the Executive Director's report which focused on TY 16 case statistics.

Classification – 6; Homestead – 7

Residential Valuation Cases (Tax Class 01)

3,296 Cases were filed; 2393 Cases were filed electronically

Outcomes

5 cases were decided based on OTR's recommendation

191 were reduced

4 cases were disposed of by way of Stipulation Agreements between the Petitioner and OTR

3,090 cases were sustained

6 cases were withdrawn

1,158 decisions were late; of those 929 were multi lots

Square 0157 – 136 Lots; 34 days
Square 0491 – 133 Lots; 34 days
Square 0515 – 198 Lots; 35 days
Square 0517 – 462 Lots; 36 days

Commercial Valuation Cases (Tax Class 02)

1,035 Cases were filed

Outcomes

2 cases were increased
32 cases were decided based on OTR's recommendation
132 were reduced
63 cases were disposed of by way of Stipulation Agreements between the
Petitioner and OTR
738 cases were sustained
68 cases were withdrawn

63 decisions were late

There were no members from the public present at the meeting

Stacie Scott Turner moved and Richard Amato seconded a motion to adjourn the meeting. The meeting was adjourned at 2:58 p.m.