



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you
Are hereby notified of your assessment for the current year **2013** as finalized by the
Real Property Tax Appeals Commission for the property described. If YOU
WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION
BELOW

Date: January 7, 2013

Legal Description of Property

Square: 0054 Lot: 2001

Property Address: 2221 1st Street NW

CLASSIFICATION

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land		Land	
Building		Building	
Total	\$	Total	\$

Rationale:

The subject property is a mixed-used apartment building: 96.35% residential use with the remainder 3.65% non-residential use as ground level retail. For Tax Year 2012, the Office of Tax and Revenue (OTR) and the Petitioner has entered into a stipulation agreement that the property is Class 1 residential. There has been no change at the property since TY 2012 the Commission therefore enters a decision classifying the property as mixed-used for Tax Year 2013, with the following breakdown 96.35% residential and 3.65% commercial.

COMMISSIONER SIGNATURES

May Chan

Andrew Dorchester

James Walker

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 same 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.



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Date: January 7, 2013

Legal Description of Property

Square: 0054 Lot: 2002

Property Address: 2221 1st Street NW

CLASSIFICATION

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land		Land	
Building		Building	
Total	\$	Total	\$

Rationale:

The subject property is a mixed-used apartment building: 96.35% residential use with the remainder 3.65% non-residential use as ground level retail. For Tax Year 2012, the Office of Tax and Revenue (OTR) and the Petitioner has entered into a stipulation agreement that the property is Class 1 residential. There has been no change at the property since TY 2012 the Commission therefore enters a decision classifying the property as mixed-used for Tax Year 2013, with the following breakdown 96.35% residential and 3.65% commercial.

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Date: January 8, 2013

Legal Description of Property

Square: 0075 Lot: 0861

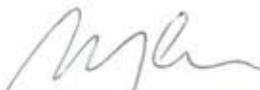
Property Address: 2100 Pennsylvania Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	31,633,060	Land	31,633,060
Building	56,914,510	Building	56,914,510
Total	\$ 88,547,570	Total	\$ 88,547,570

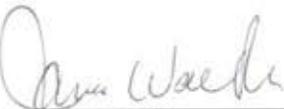
Rationale:

The subject property is a Class "B" multi-tenanted office building composed of two lots: lot 0861 and lot 0863. The Office of Tax and Revenue's (OTR) Tax Year 2013 proposed assessment represents 100% market value on January 1, 2012, the valuation date for TY 2013. The bases of the appeal are equalization and valuation. Prior to the hearing after reviewing the new information submitted by the Petitioner: OTR has stabilized expenses to market, increased the vacancy allowance, increased the vacate probability, and has also recognized more capital expenses. Based on these changes, the Assessor has arrived to a higher value for the subject property for Tax Year 2013 but made a recommendation to the Real Property Tax Appeals Commission (RPTAC) to sustain the original proposed assessment because he felt that the initial estimate value is a true indication of the subject property as of January 1, 2012. RPTAC finds that the OTR's proposed assessment for the Tax Year 2013 has not been shown by the preponderance of the evidence to be incorrect and, therefore, the RPTAC sustains the proposed assessment for Tax Year 2013.

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Date: January 8, 2013

Legal Description of Property

Square: 0075 Lot: 0863

Property Address: 2100 Pennsylvania Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	10,682,750	Land	10,682,750
Building	18,833,110	Building	18,833,110
Total	\$ 29,515,860	Total	\$ 29,515,860

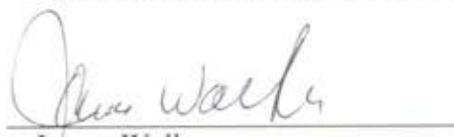
Rationale:

The subject property is a Class "B" multi-tenanted office building composed of two lots: lot 0861 and lot 0863. The Office of Tax and Revenue's (OTR) Tax Year 2013 proposed assessment represents 100% market value on January 1, 2012, the valuation date for TY 2013. The bases of the appeal are equalization and valuation. Prior to the hearing after reviewing the new information submitted by the Petitioner: OTR has stabilized expenses to market, increased the vacancy allowance, increased the vacate probability, and has also recognized more capital expenses. Based on these changes, the Assessor has arrived to a higher value for the subject property for Tax Year 2013 but made a recommendation to the Real Property Tax Appeals Commission (RPTAC) to sustain the original proposed assessment because he felt that the initial estimate value is a true indication of the subject property as of January 1, 2012. RPTAC finds that the OTR's proposed assessment for the Tax Year 2013 has not been shown by the preponderance of the evidence to be incorrect and, therefore, the RPTAC sustains the proposed assessment for Tax Year 2013.

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Date: January 8, 2013

Legal Description of Property

Square: 0101 Lot: 0058

Property Address: 2000 Pennsylvania Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	62,387,520	Land	62,387,520
Building	129,903,750	Building	129,903,750
Total	\$ 192,291,270	Total	\$ 192,291,270

Rationale:

The Real Property Tax Appeals Commission (RPTAC) reviewed the submissions by the Office of Tax and Revenue (OTR) and the Petitioner and listened to arguments from both parties at a hearing on October 25, 2012. The Petitioner argues that OTR does not properly account for income and expenses and the capitalization rate. OTR argues that the rent roll and market data support its income and expense analysis. The Petitioner failed to show by a preponderance of the evidence that the proposed assessment by OTR was incorrect. Therefore, the RPTAC sustains the proposed assessment for Tax Year 2013.

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Date: January 8, 2013

Legal Description of Property

Square: 0101 Lot: 0062

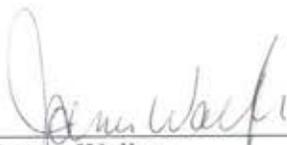
Property Address: 2000 Pennsylvania Avenue NW

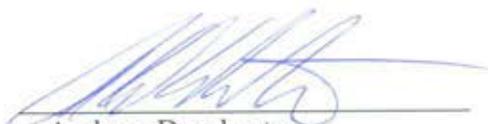
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	16,319,910	Land	16,319,910
Building	29,405,250	Building	29,405,250
Total	\$ 45,725,160	Total	\$ 45,725,160

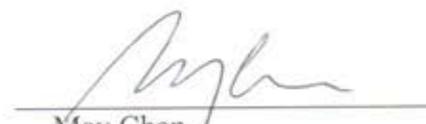
Rationale:

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Date: December 3, 2012

Legal Description of Property

Square: 0139 Lot: 0815

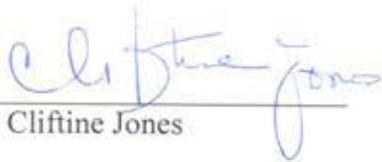
Property Address: 1827 M Street NW

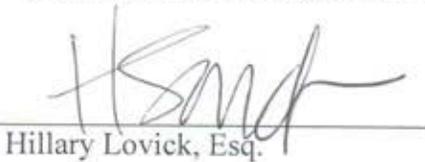
ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	2,544,000	Land	2,544,000
Building	428,550	Building	428,550
Total	\$ 2,972,550	Total	\$ 2,972,550

Rationale:

The Real Property Appeals Commission (RPTAC) reviewed the submissions by the Office of Tax and Revenue (OTR) and by the Petitioner. The Petitioner argues that the property’s assessment should be adjusted downward to account for the property’s protracted vacancy history over the past two years. The Petitioner acknowledges that the property owner recently signed a new lease on the first floor of the property at \$48/sq.ft. The Petitioner contends that despite the new lease, 40% of the property still remains vacant and the vacant upper floor space cannot command rents above the \$30’s/sq. ft range. OTR submitted comparable sales data and an income approach analysis to support their valuation of the property. The Petitioner disagrees with two assumptions made in OTR’s income analysis, the use of \$45/sq.ft., as the property’s market rent and 10% vacancy and credit loss; however, the Petitioner failed to provide sufficient evidence to support the conclusion that OTR’s analysis is incorrect. The Commission finds OTR’s analysis to be reasonable and supported by market data, therefore the proposed Tax Year 2013 assessment is sustained.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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Date: January 8, 2013

Legal Description of Property

Square: 0142 Lot: 0825

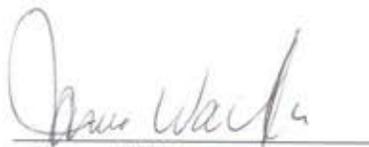
Property Address: 1800 G Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	87,131,200	Land	87,131,200
Building	158,685,870	Building	158,685,870
Total	\$ 245,817,070	Total	\$ 245,817,070

Rationale:

The Real Property Tax Appeals Commission (RPTAC) reviewed the submissions by the Office of Tax and Revenue (OTR) and the Petitioner and listened to arguments from both parties at a hearing on October 25, 2012. The Petitioner argues that the subject is an aging building and faces leasing risk in the near future. OTR accounts for the subject's age and many of the Petitioner's concerns in its analysis. The Petitioner failed to show by a preponderance of the evidence that the proposed assessment by OTR was incorrect. Therefore, the RPTAC sustains the proposed assessment for Tax Year 2013.

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Andrew Dorchester


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Legal Description of Property

Square: 0168 Lot: 0823

Property Address: 1750 Pennsylvania Avenue NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	42,977,600	Land	42,977,600
Building	42,234,040	Building	42,234,040
Total	\$ 85,211,640	Total	\$ 85,211,640

Rationale:

The subject property consists of a class B office building in the downtown CBD. The Petitioner’s appeal is based on the claim that the Office of Tax and Revenue (OTR) has committed several errors in its estimates for below grade office rent, other income, vacant probability, and capitalization rate. Although most of the issues were corrected prior to RPTAC hearing, the OTR’s estimates for the office rent and capitalization rate were unchanged and are the primary issues of the appeal.

After a review of the evidence, the Commission finds that the Petitioner failed to show by a preponderance of the evidence that OTR’s estimates for the office rent and capitalization rate are erroneous. The Commission also finds that the revised value recommended by OTR cannot be achieved due to D.C. Official Code § 47-825.01a(e)(4)(C)(ii)(2012 Supp.), authorizes the Commission to “raise or lower the estimated value of any real property which it finds to be more than five per centum above or below the estimated market value” of the property OTR’s new value does not meet this threshold. Therefore, the proposed assessment for Tax Year 2013 is sustained.

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Date: December 3, 2012

Legal Description of Property

Square: 0358 Lot: 0005

Property Address: V Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	688,750	Land	688,750
Building	-0-	Building	-0-
Total	\$ 688,750	Total	\$ 688,750

Rationale:

The subject consists of three abutting properties, one is improved with an old vacant warehouse facility, one improved with an old and vacant church, and the other is a vacant lot (the three properties are valued as a single entity herein referred as to "the property"). The property is located at the NW corner of 10th & V Streets and is one block north of the U Street commercial corridor – a popular nightlife destination with restaurants, cafes, nightclubs, and specialty shops. The property is zoned C2B with an "Arts" overlay which provides for a greater development potential (4.5 FAR) than the underlying C2B zone (3.5 FAR). This area is a "hot spot" for condo developers and investors and many of the surrounding properties have been renovated or newly built. Commercial and residential property values in this area have been on an upswing.

The market value of the property is based primarily in the land since the existing "shell" buildings do not contribute to the overall property value. However, the Petitioner challenges only the land value portion of the assessment by providing a Sales Comparison Approach utilizing six land sales. Three of the sales were unverifiable but were said to have been sold by the District Government. The other three sales differed significantly in location. The Petitioner's estimate of market value for the land portion of the assessment is \$33.00 per FAR (or \$148.50/ sq. ft.).

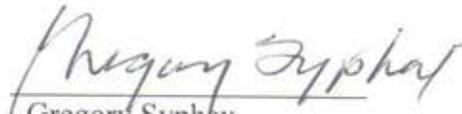
Square: 0358

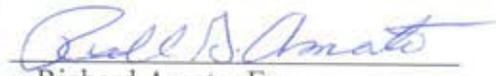
Lot: 0005

Property Address: V Street NW

The Assessor's market evidence is based on four land sales which appear to be better comparisons. These sales are more similar in location and are subject to similar market influences. The Assessor's valuation provided adequate support for the proposed land value assessment at \$64.44 per FAR (or \$290/sq. ft.). In the opinion of the Commission, the Petitioner failed to demonstrate that the proposed assessment is unreasonable. The Commission has therefore sustained the proposed assessment for Tax Year 2013.

COMMISSIONER SIGNATURES


Gregory Syphax


Richard Amato, Esq.


Frank Sanders

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Date: December 3, 2012

Legal Description of Property

Square: 0358 Lot: 0006

Property Address: 933 V Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	688,750	Land	688,750
Building	151,450	Building	151,450
Total	\$ 840,200	Total	\$ 840,200

Rationale:

The subject consists of three abutting properties, one is improved with an old vacant warehouse facility, one improved with an old and vacant church, and the other is a vacant lot (the three properties are valued as a single entity herein referred as to "the property"). The property is located at the NW corner of 10th & V Streets and is one block north of the U Street commercial corridor – a popular nightlife destination with restaurants, cafes, nightclubs, and specialty shops. The property is zoned C2B with an "Arts" overlay which provides for a greater development potential (4.5 FAR) than the underlying C2B zone (3.5 FAR). This area is a "hot spot" for condo developers and investors and many of the surrounding properties have been renovated or newly built. Commercial and residential property values in this area have been on an upswing.

The market value of the property is based primarily in the land since the existing "shell" buildings do not contribute to the overall property value. However, the Petitioner challenges only the land value portion of the assessment by providing a Sales Comparison Approach utilizing six land sales. Three of the sales were unverifiable but were said to have been sold by the District Government. The other three sales differed significantly in location. The Petitioner's estimate of market value for the land portion of the assessment is \$33.00 per FAR (or \$148.50/ sq. ft.).

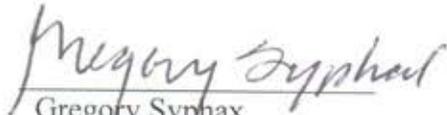
Square: 0358

Lot: 0006

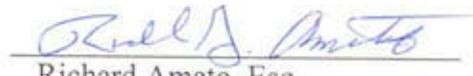
Property Address: 933 V Street NW

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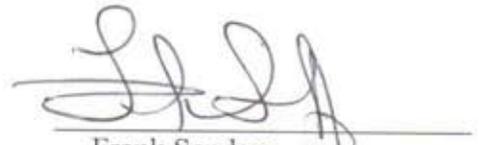
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Date: December 3, 2012

Legal Description of Property

Square: 0358 Lot: 0802

Property Address: 2105 10th Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,377,500	Land	1,377,500
Building	99,580	Building	99,580
Total	\$ 1,477,080	Total	\$ 1,477,080

Rationale:

The subject consists of three abutting properties, one is improved with an old vacant warehouse facility, one improved with an old and vacant church, and the other is a vacant lot (the three properties are valued as a single entity herein referred as to "the property"). The property is located at the NW corner of 10th & V Streets and is one block north of the U Street commercial corridor – a popular nightlife destination with restaurants, cafes, nightclubs, and specialty shops. The property is zoned C2B with an "Arts" overlay which provides for a greater development potential (4.5 FAR) than the underlying C2B zone (3.5 FAR). This area is a "hot spot" for condo developers and investors and many of the surrounding properties have been renovated or newly built. Commercial and residential property values in this area have been on an upswing.

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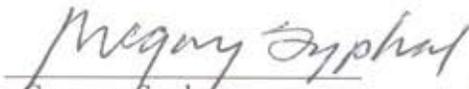
Square: 0358

Lot: 0802

Property Address: 2105 10th Street NW

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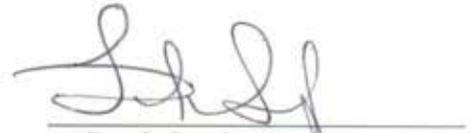
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Date: December 11, 2012

Legal Description of Property

Square: 0361 Lot: 0015

Property Address: U Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	536,640	Land	536,640
Building	-0-	Building	-0-
Total	\$ 536,640	Total	\$ 536,640

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented no evidence for the claim of equalization. After reviewing the income approaches and sales submitted by the Petitioner and the Office of Tax and Revenue (OTR), the Commission sustains the Tax Year 2013 proposed assessment. The Commission does agree in this case with the Petitioner that capitalization of the Net Operating Income is the correct method of valuation for the subject, however the Commission does not agree with the cap rate used by the Petitioner. The Commission corrected the cap rate however the resulting value did not meet the 5% rule contained in D.C. Official Code §47.825.01 a(e)(4)(c)(ii) (2012 Supp.). This code provision only authorizes the Commission to "lower the estimated value of any real property which it finds to be more than five per centum above or below the estimated market value" of the property. See *1776 K Street Associates v. District of Columbia*, 446 A.2d 1114, 1116 (D.C. 1982).

COMMISSIONER SIGNATURES

Gregory Syphax

Richard Amato, Esq.

Frank Sanders

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 same 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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 11, 2012

Legal Description of Property

Square: 0361 Lot: 0016

Property Address: 918 U Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	536,640	Land	536,640
Building	1,490,100	Building	1,490,100
Total	\$ 2,026,740	Total	\$ 2,026,740

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented no evidence for the claim of equalization. After reviewing the income approaches and sales submitted by the Petitioner and the Office of Tax and Revenue (OTR), the Commission sustains the Tax Year 2013 proposed assessment. The Commission does agree in this case with the Petitioner that capitalization of the Net Operating Income is the correct method of valuation for the subject, however the Commission does not agree with the cap rate used by the Petitioner. The Commission corrected the cap rate however the resulting value did not meet the 5% rule contained in D.C. Official Code §47.825.01 a(e)(4)(c)(ii) (2012 Supp.). This code provision only authorizes the Commission to "lower the estimated value of any real property which it finds to be more than five per centum above or below the estimated market value" of the property. See *1776 K Street Associates v. District of Columbia*, 446 A.2d 1114, 1116 (D.C. 1982).

COMMISSIONER SIGNATURES

Gregory Syphax

Richard Amato, Esq.

Frank Sanders

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 same 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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 11, 2012

Legal Description of Property

Square: 0361 Lot: 0017

Property Address: U Street NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	536,640	Land	536,640
Building	-0-	Building	-0-
Total	\$ 536,640	Total	\$ 536,640

Rationale:

The Real Property Tax Appeals Commission (RPTAC) is charged with determining an estimated market value for the subject property as of January 1, 2012 (for Tax Year 2013). The bases of the appeal are equalization and valuation. The Petitioner presented no evidence for the claim of equalization. After reviewing the income approaches and sales submitted by the Petitioner and the Office of Tax and Revenue (OTR), the Commission sustains the Tax Year 2013 proposed assessment. The Commission does agree in this case with the Petitioner that capitalization of the Net Operating Income is the correct method of valuation for the subject, however the Commission does not agree with the cap rate used by the Petitioner. The Commission corrected the cap rate however the resulting value did not meet the 5% rule contained in D.C. Official Code §47.825.01 a(e)(4)(c)(ii) (2012 Supp.). This code provision only authorizes the Commission to "lower the estimated value of any real property which it finds to be more than five per centum above or below the estimated market value" of the property. See *1776 K Street Associates v. District of Columbia*, 446 A.2d 1114, 1116 (D.C. 1982).

COMMISSIONER SIGNATURES

Gregory Syphax

Richard Amato, Esq.

Frank Sanders

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 same 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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398 Lot: 0831

Property Address: 1400 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	232,800	Land	232,800
Building	1,000	Building	1,000
Total	\$ 233,800	Total	\$ 233,800

Rationale:

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.
4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.

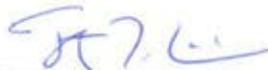
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in an increase and a new OTR recommended value of \$243,000. OTR's new recommended value does not meet the five percent rule as contained in D.C. Official Code §47-825.01a(e)(4)(C)(ii)(2012 Supp.). The original assessment is therefore sustained.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398 Lot: 0832

Property Address: 1400 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	106,900	Land	106,900
Building	500	Building	500
Total	\$ 107,400	Total	\$ 107,400

Rationale:

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in an increase and a new OTR recommended value of \$112,160. OTR's new recommended value does not meet the five percent rule as contained in D.C. Official Code §47-825.01a(e)(4)(C)(ii)(2012 Supp.). The original assessment is therefore sustained.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398 Lot: 0833

Property Address: 1400 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	82,800	Land	82,800
Building	500	Building	500
Total	\$ 83,300	Total	\$ 83,300

Rationale:

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR’s assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in an increase and a new OTR recommended value of \$87,120. OTR's new recommended value does not meet the five percent rule as contained in D.C. Official Code §47-825.01a(e)(4)(C)(ii)(2012 Supp.). The original assessment is therefore sustained.

COMMISSIONER SIGNATURES


Cliftone Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398 Lot: 0834

Property Address: 1400 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	1,492,800	Land	1,492,800
Building	5,000	Building	5,000
Total	\$ 1,497,800	Total	\$ 1,497,800

Rationale:

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in an increase and a new OTR recommended value of \$1,556,880. OTR's new recommended value does not meet the five percent rule as contained in D.C. Official Code §47-825.01a(e)(4)(C)(ii)(2012 Supp.). The original assessment is therefore sustained.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398 Lot: 0835

Property Address: 1400 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	901,200	Land	1,000
Building	5,000	Building	0
Total	\$ 906,200	Total	\$ 1,000

Rationale:

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land for a street with no buildable square footage.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

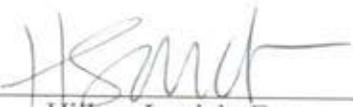
1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

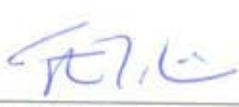
4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in a reduction and a new OTR recommended value of \$1,000. The original assessment is therefore reduced.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398 Lot: 0836

Property Address: 1400 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	2,158,200	Land	2,158,200
Building	10,000	Building	10,000
Total	\$ 2,168,200	Total	\$ 2,168,200

Rationale:

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in an increase and a new OTR recommended value of \$2,253,600. OTR's new recommended value does not meet the five percent rule as contained in D.C. Official Code §47-825.01a(e)(4)(C)(ii)(2012 Supp.). The original assessment is therefore sustained.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 0837

Property Address: 1400 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$66,200	Land	\$66,200
Building	\$ 500	Building	\$ 500
Total	\$66,700	Total	\$66,700

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land for senior affordable housing.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR’s assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

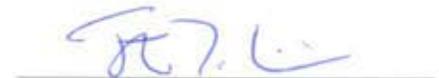
4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in an increase and a new OTR recommended value of \$69,880. OTR's new recommended value does not meet the five percent rule as contained in D.C. Official Code §47-825.01a(e)(4)(C)(ii)(2012 Supp.). The original assessment is therefore sustained.

COMMISSIONER SIGNATURES


Clifline Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 0838

Property Address: 1400 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$2,200	Land	\$1,000
Building	\$ 100	Building	\$ 0
Total	\$2,300	Total	\$1,000

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land with historic façade and no buildable square footage.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in a reduction and a new OTR recommended value of \$1,000. The original assessment is therefore reduced.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 0839

Property Address: 1400 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$226,700	Land	\$226,700
Building	\$ 1,000	Building	\$ 1,000
Total	\$227,700	Total	\$227,700

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

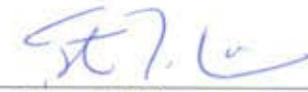
4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in an increase and a new OTR recommended value of \$236,640. OTR's new recommended value does not meet the five percent rule as contained in D.C. Official Code §47-825.01a(e)(4)(C)(ii)(2012 Supp.). The original assessment is therefore sustained.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 0840

Property Address: 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$307,700	Land	\$307,700
Building	\$ 1,000	Building	\$ 1,000
Total	\$308,700	Total	\$308,700

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in an increase and a new OTR recommended value of \$320,880. OTR's new recommended value does not meet the five percent rule as contained in D.C. Official Code §47-825.01a(e)(4)(C)(ii)(2012 Supp.). The original assessment is therefore sustained.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 0841

Property Address: 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$46,900	Land	\$46,900
Building	\$ 500	Building	\$ 500
Total	\$47,400	Total	\$47,400

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in an increase and a new OTR recommended value of \$49,720. OTR's new recommended value does not meet the five percent rule as contained in D.C. Official Code §47-825.01a(e)(4)(C)(ii)(2012 Supp.). The original assessment is therefore sustained.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 0842

Property Address: 1400 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$44,700	Land	\$46,480
Building	\$ 500	Building	\$ 1,000
Total	\$45,200	Total	\$47,480

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in an increase and a new OTR recommended value of \$47,480. The original assessment is therefore increased.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 0843

Property Address: 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$87,000	Land	\$87,000
Building	\$ 500	Building	\$ 500
Total	\$87,500	Total	\$87,500

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land for a first floor hotel lobby.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in an increase and a new OTR recommended value of \$91,400. OTR's new recommended value does not meet the five percent rule as contained in D.C. Official Code §47-825.01a(e)(4)(C)(ii)(2012 Supp.). The original assessment is therefore sustained.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 7000

Property Address: 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$6,717,600	Land	\$5,222,320
Building	\$ 0	Building	\$ 0
Total	\$6,717,600	Total	\$5,222,320

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in a reduction and a new OTR recommended value of \$5,222,320. The original assessment is therefore reduced.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 7001

Property Address: 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$11,829,000	Land	\$7,909,760
Building	\$ 0	Building	\$ 0
Total	\$11,829,000	Total	\$7,909,760

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

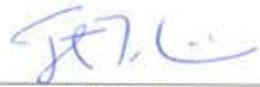
4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in a reduction and a new OTR recommended value of \$7,909,760. The original assessment is therefore reduced.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 7002

Property Address: 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$1,496,000	Land	\$129,920
Building	\$ 0	Building	\$ 0
Total	\$1,496,000	Total	\$129,920

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land for the first floor of the Giant supermarket.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

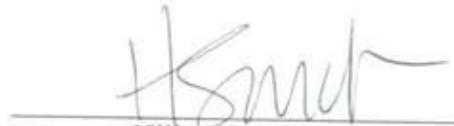
1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in a reduction and a new OTR recommended value of \$129,920. The original assessment is therefore reduced.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 7003

Property Address: 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$770,900	Land	\$287,040
Building	\$ 0	Building	\$ 0
Total	\$770,900	Total	\$287,040

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land for the second floor of the senior affordable housing.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in a reduction and a new OTR recommended value of \$287,040. The original assessment is therefore reduced.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 7004

Property Address: 7th Street, NW

ORIGINAL ASSESSMENT

FINAL ASSESSMENT

Land	\$276,100	Land	\$1,000
Building	\$ 0	Building	\$ 0
Total	\$276,100	Total	\$1,000

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land for the second floor of the historic façade with no buildable square footage.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR’s assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

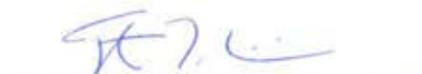
4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in a reduction and a new OTR recommended value of \$1,000. The original assessment is therefore reduced.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.01a of the District of Columbia Statute you are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 7005

Property Address: 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$2,200	Land	\$1,000
Building	\$ 0	Building	\$ 0
Total	\$2,200	Total	\$1,000

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land for a historic street with no buildable square footage.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in a reduction and a new OTR recommended value of \$1,000. The original assessment is therefore reduced.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

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Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 7006

Property Address: 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$885,400	Land	\$4,876,480
Building	\$ 0	Building	\$ 0
Total	\$885,400	Total	\$4,876,480

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land for the second floor to the roof of the hotel.

The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

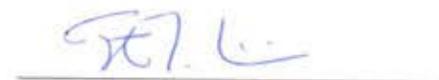
4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in an increase and a new OTR recommended value of \$4,876,480. The original assessment is therefore increased.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

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Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 7007

Property Address: 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$614,900	Land	\$5,354,880
Building	\$ 0	Building	\$ 0
Total	\$614,900	Total	\$5,354,880

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land for the second floor to the roof of the West Apartments.

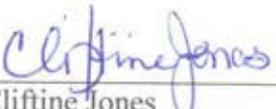
The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
3. Though the OTR was aware of the aforementioned errors before the RPTAC hearing, the values were not changed in the OTR system. Instead, the assessor updated lot designations and associated use codes in the OTR ITS system, and then recommended the significant reduction to RPTAC. The correction of such blatant errors resulted in a reduction from an initial total assessment of \$46,786,575 to a new recommended total assessment of \$34,740,840.

4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in an increase and a new OTR recommended value of \$5,354,880. The original assessment is therefore increased.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


Trent Williams

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.



Real Property Tax Appeals Commission

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Date: January 14, 2013

Legal Description of Property

Square: 0398

Lot: 7008

Property Address: 7th Street, NW

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	\$5,273,700	Land	\$1,000
Building	\$ 0	Building	\$ 0
Total	\$5,273,700	Total	\$1,000

Rationale

The subject lot is part of the O Street Market Development. This development project includes retail, a Giant supermarket, senior housing, a hotel, and historic façade. At the time of the appeal, the subject lot was considered vacant land for an airshaft over the Giant supermarket with no buildable square footage.

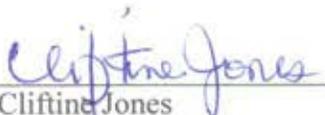
The Commission has conducted a hearing, reviewed submitted materials, and performed further due diligence to ascertain the following:

1. On the valuation date, January 1, 2012, the subject lot was part of a 24 lot development project where all non-historic structures were demolished.
2. The Office of Tax and Revenue (OTR) and the Petitioner met prior to the Real Property Tax Appeals Commission (RPTAC) hearing and found that OTR's assessments were erroneous due to several significant miscalculations. The assessor used a 7.8 floor area ratio (FAR) instead of the Zoning Commission approved planned unit development (PUD) max of 5.15 FAR which resulted in approximately 383,145 square feet of additional buildable area in excess of what was legally possible. The assessor also erred in attributing potential building values to several lots that have no buildable square footage (i.e. historic market façade, 8th Street Right of Way, and the airshaft over the Giant supermarket). The assessor also attributed the wrong use codes to several lots.
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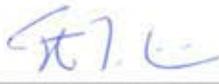
4. During the RPTAC hearing, the Commission acknowledged the parties agreement to the errors, agreement to the new calculations, and agreement to the new values. The Commission held the record open for several days as OTR and the Petitioner agreed to stipulate the new values. The OTR has decided not to stipulate the new values though the initial assessments were erroneous, and asks the Commission to accept OTR's recommendations.
5. The Commission finds that the Petitioner has met their burden of proof. The Commission will accept OTR's new recommended assessment values that comply with the five percent rule.

The OTR adjustments resulted in a reduction and a new OTR recommended value of \$1,000. The original assessment is therefore reduced.

COMMISSIONER SIGNATURES


Cliftine Jones


Hillary Lovick, Esq.


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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.