



COUNCIL OF THE DISTRICT OF COLUMBIA  
1350 PENNSYLVANIA AVENUE, N.W.  
WASHINGTON, D.C. 20004

Phil Mendelson  
Chairman

Office: (202) 724-8032  
Fax: (202) 724-8085

**Tax Assessment Town Hall Meeting – Key Points**

- To dispute the assessment of your real property you must file a first level administrative appeal.
- April 1<sup>st</sup> is the absolute deadline for filing first level administrative appeals. Hand deliver to be sure it is received on time, or certified mail to have proof of the postmark, or fax it and follow-up with a phone call to the assessor (whose number is on your assessment notice).
- For best results, conduct your first level administrative appeal in person. Telephone is next best. You will better understand how to challenge the assessment by talking to the assessor.
- Verify your property data (e.g. use code, number of bedrooms, type of structure, billing data, and property class, etc). If possible get this information from your assessor before filing your appeal.
- Most appeals are based on "equalization"- that comparable properties are assessed equally. Look for three properties similar to yours - and near yours - that are assessed lower than you.
- Take advantage of tax relief programs: Homestead deduction, senior citizen property tax relief, historic properties program, lower income homeownership tax abatement, first-time homebuyer individual income tax credit, senior citizen property tax deferral, schedule H/individual income property tax credit, etc.
- The tax rate for homeowners remains 85¢ and the homestead deduction is \$71,400 this year. Taxes did not increase more than 10%.

Government of the District of Columbia  
Office of Tax and Revenue  
Real Property Tax Administration



Real Property Assessment Division  
First Level Administrative Review Application

The Real Property Tax Administration (RPTA) strives to assess property at 100% of estimated market value. Estimated market value is defined as the most probable price that a buyer would pay a willing seller on the open market. As the property owner, you are given the opportunity to dispute the assessment of your real property through a formal appeal process. The process involves three levels of appeal, beginning with the First Level Administrative Review. Subsequent steps include appealing before the Real Property Tax Appeals Commission and DC Superior Court. You must, however, start at the First Level before proceeding to the next levels of appeal. Please complete the following information in order to file the First Level appeal of your property.

**YOU MUST FILE YOUR APPEAL ON OR BEFORE APRIL 1, 2015**

\*Owner's Name: \_\_\_\_\_ \*Square: \_\_\_\_\_ \*Suffix: \_\_\_\_\_ \*Lot: \_\_\_\_\_

\*Property Address: \_\_\_\_\_ \*City: \_\_\_\_\_ \*State: \_\_\_\_\_ \*Zip: \_\_\_\_\_

\*Contact Phone Numbers: \_\_\_\_\_ E-mail: \_\_\_\_\_

\* Required information

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

<input type="checkbox"/> <b>Estimated Market Value</b>	Examples: • recent written appraisal • recent settlement statement • property insurance documents
<input type="checkbox"/> <b>Equalization</b>	Example: a listing of properties that you consider to be comparable to your property.
<input type="checkbox"/> <b>Classification</b>	Indicate current use of the property, and date the use started: Date: _____ <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <b>Note: If the appeal is based on Class 3 or Class 4 classification, do NOT use this form, call (202) 442-4332 for appeal information.</b>
<input type="checkbox"/> <b>Property Damage or Condition</b>	Examples: • cost estimates • damage claims.
TY 2016 TOTAL VALUE: \$ _____ REQUESTED TY 2016 TOTAL VALUE: \$ _____	

The DC Code 47-825.01a(d)(1) allows an owner to petition for an administrative review of the proposed assessment on or before April 1<sup>st</sup>. We conduct both telephone and in-person interviews as well as written petitions. Telephone and in-person interviews are conducted by appointment only. If you fail to appear and have not notified us twenty-four (24) hours in advance of the appointed time, your review will be converted to a written review and only the information furnished with your original petition will be considered in the review.

**New Homeowner** – Do not use this form – New Owner Forms may be obtained from our Web site or from RPTA at the address and/or telephone number below.

**Please select your preferred hearing method:** ☐ Written ☐ Telephone \_\_\_\_\_ ☐ In-Person \_\_\_\_\_  
(Contact Phone Number)

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

Return completed form to:  
Office of Tax and Revenue  
Real Property Tax Admin. - Appeals Section  
P.O. Box 71440  
Washington, D.C. 20024

Print Name: \_\_\_\_\_  
Owner/Agent\* Signature: \_\_\_\_\_  
Date (mm/dd/yyyy): \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_  
Evening Phone: \_\_\_\_\_  
\*If not the owner, a *Letter of Agent Authorization* must be attached.

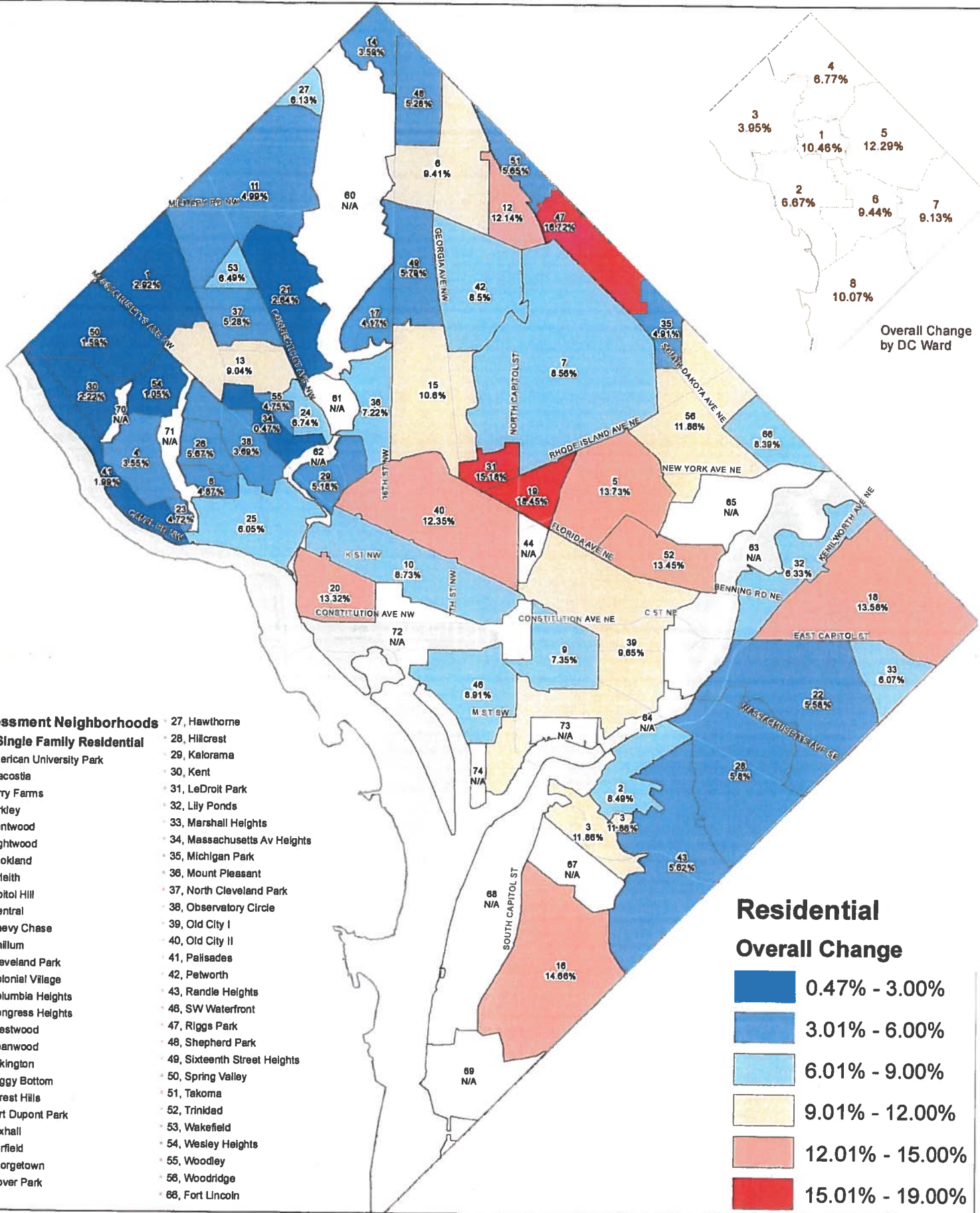
Assessment information about your property and comparable properties may be found on our Web site located at, <http://www.cfo.dc.gov/otr/>, or you may call (202) 727-4TAX (4829) for assistance.

## Residential (UC 011, 012, 013, 023, 024)

Neighborhood	Name	2015	2016	Difference	Overall Change	Avg Change
001	American University Park	\$2,125,811,520	\$2,187,835,240	\$62,023,720	2.92%	3.30%
002	Anacostia	\$327,193,090	\$354,963,720	\$27,770,630	8.49%	8.77%
003	Barry Farms	\$59,934,320	\$67,043,910	\$7,109,590	11.86%	11.80%
004	Berkley	\$1,228,906,960	\$1,272,501,360	\$43,594,400	3.55%	3.54%
005	Brentwood	\$177,910,470	\$202,337,850	\$24,427,380	13.73%	13.89%
006	Brightwood	\$1,515,127,504	\$1,657,649,280	\$142,521,776	9.41%	9.77%
007	Brookland	\$2,209,619,560	\$2,398,788,250	\$189,168,690	8.56%	8.58%
008	Burleith	\$774,499,427	\$812,220,270	\$37,720,843	4.87%	5.45%
009	Capitol Hill	\$2,687,408,240	\$2,884,909,520	\$197,501,280	7.35%	7.72%
010	Central	\$226,947,200	\$246,765,210	\$19,818,010	8.73%	9.44%
011	Chevy Chase	\$4,350,679,670	\$4,567,828,030	\$217,148,360	4.99%	5.28%
012	Chillum	\$327,780,330	\$367,578,660	\$39,798,330	12.14%	12.35%
013	Cleveland Park	\$1,526,425,700	\$1,664,405,090	\$137,979,390	9.04%	9.23%
014	Colonial Village	\$539,003,330	\$558,335,410	\$19,332,080	3.59%	3.92%
015	Columbia Heights	\$2,837,805,240	\$3,138,577,870	\$300,772,630	10.60%	11.13%
016	Congress Heights	\$651,694,390	\$747,213,640	\$95,519,250	14.66%	14.89%
017	Crestwood	\$667,155,140	\$694,992,420	\$27,837,280	4.17%	4.23%
018	Deanwood	\$1,066,901,650	\$1,211,797,900	\$144,896,250	13.58%	13.89%
019	Eckington	\$803,179,340	\$951,410,870	\$148,231,530	18.46%	18.95%
020	Foggy Bottom	\$203,945,620	\$231,102,340	\$27,156,720	13.32%	13.86%
021	Forest Hills	\$1,327,992,770	\$1,363,102,580	\$35,109,810	2.64%	3.97%
022	Fort Dupont Park	\$604,090,050	\$637,772,310	\$33,682,260	5.58%	5.61%
023	Foxhall	\$288,908,400	\$302,556,160	\$13,647,760	4.72%	4.96%
024	Garfield	\$540,246,790	\$576,686,400	\$36,439,610	6.74%	7.08%
025	Georgetown	\$3,893,224,690	\$4,128,945,890	\$235,721,200	6.05%	6.56%
026	Glover Park	\$743,863,870	\$786,043,680	\$42,179,810	5.67%	5.95%
027	Hawthorne	\$260,837,080	\$276,838,420	\$16,001,340	6.13%	6.74%
028	Hillcrest	\$775,540,912	\$820,560,970	\$45,020,058	5.80%	5.79%
029	Kalorama	\$1,535,439,836	\$1,615,026,360	\$79,586,524	5.18%	6.08%
030	Kent	\$1,197,276,830	\$1,223,855,220	\$26,578,390	2.22%	2.44%
031	LeDroit Park	\$780,370,000	\$898,828,810	\$118,458,810	15.18%	15.84%
032	Lily Ponds	\$242,853,460	\$258,222,990	\$15,369,530	6.33%	6.09%
033	Marshall Heights	\$241,822,790	\$256,512,230	\$14,689,440	6.07%	6.70%
034	Massachusetts Av Heights	\$721,952,480	\$725,357,530	\$3,405,050	0.47%	0.37%
035	Michigan Park	\$345,759,230	\$362,735,120	\$16,975,890	4.91%	5.08%
036	Mount Pleasant	\$1,465,075,695	\$1,570,830,610	\$105,754,915	7.22%	6.97%
037	North Cleveland Park	\$715,666,215	\$753,446,736	\$37,780,521	5.28%	5.68%
038	Observatory Circle	\$645,064,700	\$668,891,020	\$23,826,320	3.69%	4.96%
039	Old City I	\$6,742,877,883	\$7,393,654,980	\$650,777,097	9.65%	10.65%
040	Old City II	\$3,868,084,720	\$4,345,995,730	\$477,911,010	12.36%	14.28%
041	Palisades	\$957,214,790	\$976,241,510	\$19,026,720	1.99%	2.43%
042	Petworth	\$2,235,321,770	\$2,425,235,170	\$189,913,400	8.50%	8.58%
043	Randle Heights	\$588,487,790	\$621,563,830	\$33,076,040	5.62%	6.10%
046	SW Waterfront	\$190,839,190	\$207,849,360	\$17,010,170	8.91%	9.09%
047	Riggs Park	\$727,222,500	\$848,789,830	\$121,567,330	16.72%	16.95%
048	Shepherd Park	\$617,074,810	\$649,663,910	\$32,589,100	5.28%	5.44%
049	Sixteenth Street Heights	\$1,079,553,720	\$1,142,017,170	\$62,463,450	5.79%	6.21%
050	Spring Valley	\$1,566,759,245	\$1,591,679,060	\$24,919,815	1.59%	2.06%
051	Takoma	\$317,060,640	\$334,975,010	\$17,914,370	5.65%	6.21%
052	Trinidad	\$824,678,690	\$935,596,230	\$110,917,540	13.45%	13.99%
053	Wakefield	\$362,271,390	\$385,779,830	\$23,508,440	6.49%	7.12%
054	Wesley Heights	\$980,626,410	\$990,900,700	\$10,274,290	1.05%	1.96%
055	Woodley	\$281,690,870	\$295,084,240	\$13,393,370	4.75%	5.00%
056	Woodridge	\$870,398,580	\$973,670,750	\$103,272,170	11.86%	12.23%
066	Fort Lincoln	\$188,668,800	\$204,502,570	\$15,833,770	8.39%	8.51%
Total:		\$63,032,746,297	\$67,767,669,756	\$4,734,923,459	7.51%	9.32%

Condominium (UC 016, 017)

Neighborhood	Name	2015	2016	Difference	Overall Change	Avg Change
001	American University Park	\$97,871,120	\$101,124,720	\$3,253,600	3.32%	3.33%
002	Anacostia	\$27,583,370	\$30,179,820	\$2,596,450	9.41%	6.94%
003	Barry Farms	\$47,407,870	\$47,860,960	\$453,090	0.96%	0.89%
004	Berkley	\$25,360,830	\$26,213,240	\$852,410	3.36%	3.36%
005	Brentwood	\$27,713,820	\$30,563,060	\$2,849,240	10.28%	12.67%
006	Brightwood	\$103,695,460	\$109,047,620	\$5,352,160	5.16%	4.72%
007	Brookland	\$151,682,460	\$160,671,710	\$8,989,250	5.93%	6.62%
009	Capitol Hill	\$281,828,080	\$282,568,020	\$739,940	0.26%	0.52%
010	Central	\$2,899,262,660	\$3,005,765,770	\$106,503,110	3.67%	3.36%
011	Chevy Chase	\$270,956,410	\$269,409,480	-\$1,546,930	-0.57%	-0.13%
012	Chillum	\$15,433,760	\$16,179,540	\$745,780	4.83%	4.83%
013	Cleveland Park	\$662,914,310	\$667,536,030	\$4,621,720	0.70%	0.63%
015	Columbia Heights	\$1,408,852,460	\$1,463,757,320	\$54,904,860	3.90%	4.75%
016	Congress Heights	\$82,025,390	\$81,836,950	-\$188,440	-0.23%	-0.28%
018	Deanwood	\$22,211,370	\$27,696,930	\$5,485,560	24.70%	28.65%
019	Eckington	\$158,385,350	\$168,687,870	\$10,302,520	6.50%	5.87%
020	Foggy Bottom	\$389,879,000	\$409,983,540	\$20,104,540	5.16%	3.63%
021	Forest Hills	\$477,441,870	\$480,030,970	\$2,589,100	0.54%	0.76%
022	Fort Dupont Park	\$24,533,800	\$24,699,010	\$165,210	0.67%	1.19%
024	Garfield	\$351,860,440	\$359,818,040	\$7,957,600	2.26%	2.36%
025	Georgetown	\$954,017,855	\$975,537,340	\$21,519,485	2.26%	2.31%
026	Glover Park	\$305,730,900	\$305,863,650	\$132,750	0.04%	0.13%
028	Hillcrest	\$90,987,970	\$97,377,540	\$6,389,570	7.02%	8.91%
029	Kalorama	\$1,252,307,440	\$1,267,069,770	\$14,762,330	1.18%	1.16%
030	Kent	\$6,132,360	\$6,320,490	\$188,130	3.07%	2.49%
031	LeDroit Park	\$136,328,200	\$144,832,370	\$8,504,170	6.24%	6.17%
032	Lily Ponds	\$10,948,840	\$10,948,840	\$0	0.00%	0.00%
033	Marshall Heights	\$38,164,690	\$38,411,530	\$246,840	0.65%	1.79%
036	Mount Pleasant	\$921,586,040	\$958,429,840	\$36,843,800	4.00%	4.37%
037	North Cleveland Park	\$20,837,750	\$20,814,550	-\$23,200	-0.11%	-0.11%
038	Observatory Circle	\$441,589,990	\$446,967,600	\$5,377,610	1.22%	0.95%
039	Old City I	\$947,781,160	\$995,712,790	\$47,931,630	5.06%	6.45%
040	Old City II	\$4,996,194,128	\$5,153,632,310	\$157,438,182	3.15%	3.27%
041	Palisades	\$60,437,530	\$61,434,920	\$997,390	1.65%	2.16%
042	Petworth	\$130,425,560	\$138,650,970	\$8,225,410	6.31%	6.77%
043	Randle Heights	\$48,087,330	\$48,087,330	\$0	0.00%	0.00%
046	SW Waterfront	\$704,675,530	\$750,197,190	\$45,521,660	6.46%	6.17%
049	Sixteenth Street Heights	\$39,649,540	\$41,510,170	\$1,860,630	4.69%	5.98%
050	Spring Valley	\$3,239,840	\$3,602,060	\$362,220	11.18%	11.30%
051	Takoma	\$784,290	\$892,580	\$108,290	13.81%	13.85%
052	Trinidad	\$37,106,370	\$40,430,140	\$3,323,770	8.96%	12.74%
053	Wakefield	\$171,078,100	\$177,882,530	\$6,804,430	3.98%	4.60%
054	Wesley Heights	\$501,350,386	\$524,136,850	\$22,786,464	4.55%	5.36%
056	Woodridge	\$21,212,410	\$21,153,700	-\$58,710	-0.28%	-0.39%
066	Fort Lincoln	\$117,480,600	\$125,516,440	\$8,035,840	6.84%	6.98%
Total:		\$19,485,034,639	\$20,119,044,100	\$634,009,461	3.25%	3.68%



## TY \*2016 Single Family Residential Overall Change by Assessment Neighborhood





**Top 10 Residential Increasing Neighborhoods - TY2016**

<b>Neighborhood</b>	<b># Sales</b>	<b>Average 2014 Sale Price</b>	<b>Average TY2015 Assessed Value</b>	<b>Average TY2016 Assessed Value</b>
5 BRENTWOOD	18	\$408,677	\$291,919	\$368,776
12 CHILLUM	28	\$493,975	\$413,373	\$466,600
16 CONGRESS HEIGHTS	69	\$233,028	\$184,043	\$223,958
18 DEANWOOD	149	\$237,330	\$190,884	\$232,949
19 ECKINGTON	61	\$602,011	\$473,391	\$568,359
20 FOGGY BOTTOM	3	\$944,333	\$771,720	\$918,190
31 LEDROIT PARK	51	\$759,055	\$587,842	\$699,000
40 OLD CITY #2	215	\$1,026,193	\$836,394	\$980,633
47 RIGGS PARK	84	\$345,406	\$280,917	\$324,546
52 TRINIDAD	134	\$432,055	\$354,722	\$410,374