

Law Offices
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January 31, 2006

Geoffrey H. Griffis, Chair
Board of Zoning Adjustment
Room 210
441 4th Street, N.W.
Washington, DC 20001

PREHEARING STATEMENT

**Re: BZA Case No. 17360 – Special Exceptions and variances for
1265 Talbert Street, S.E. (Square 5807, Lot 962)**

RECEIVED
D.C. OFFICE OF ZONING
JAN 31 PM 3:06

Dear Mr. Griffis:

In connection with BZA Case No. 17360, we wish to add the following information to the Prehearing Statement we submitted a couple of weeks ago.

We plan to present the following expert witnesses:

1. Mr. Osborne George, Traffic Engineer and Planner. He will testify as to parking and traffic issues.
2. Mr. H.L. Walker, H.L. Walker & Associates, Architects and Planners. (Resume attached). He will testify as to site conditions, architectural issues, and cost analysis.
3. Mr. Toye Bello, Bello & Bello, LLC, regarding zoning issues. (Resume attached)

**BOARD OF ZONING ADJUSTMENT
District of Columbia**

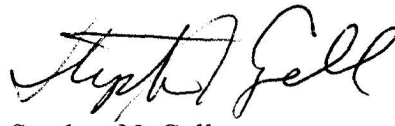
CASE NO. 17360
EXHIBIT NO. 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 17360
EXHIBIT NO. 30

In addition, please find attached the following:

1. Statement of H.L. Walker showing projected site preparation and construction costs of \$266,000.
2. Market analysis of three-bedroom dwellings showing prices in the range of \$339,000 to \$344,000. Prepared by Isaac Tessfaye, Coldwell Banker Residential Brokerage.

Yours very truly,



Stephen N. Gell

cc: Yosief Maharai

Attachments

HENDERSON L. WALKER

President and Founder of
H.L. Walker & Associates, P.C.
Architects & Planners

7600 Georgia Ave, N.W. – Suite 100 / Washington, D.C. 20012
PH: 202-291-1612 / FAX: 202-291-6392 / HLWA@VERIZON.NET

SUMMARY OF EXPERIENCE:

OVER 40 YEARS IN THE ARCHITECTURAL PROFESSION

- Project manager in two firms during early experience.
- Work with noted land planner Ebert Peete 2 years.
- Project architect working with Prof. Eromin, noted German Architect; for the construction and supervision of the German Embassy, D.C.
- Associate with Firm of Fry & Welch 2 years
Member of a D.C. Public School search committee that visited Open Plan schools in Atlanta, Ga, Miami, Florida, and New York City and formulated guidelines and procedures to design and construct open plan schools for the D.C. Public School System.
Worked with Paul Rudolph on the construction of the award winning Chapel at Tuskegee Institute, Alabama.
- Partner with Firm of Fry & Welch 2 years
Participated in the design and construction of Fort Lincoln Elementary community School and Marie Reid Elementary Community School.
- Founded H.L.Walker & Assoc., P.C.- 1972 and provided design for:
 - 1 Navy Yard Metro Station
 - 2 2000 Housing Units (new and rehab)
 - 3 3 Office Buildings
 - 4 College Research Labs at Howard University (several projects)
 - 5 Naval Academy (several projects)
 - 6 Corps of Engineers (several projects)
 - 7 Security Upgrade for U.S. Embassies and U. Consulates in Freetown, Sierra Leon; La Paz, Bolivia and Kingston, Jamaica, for U.S. State Department
 - 8 Rebuilding historical Martin Luther King Baptist Church, Montgomery, Ala.
 - 9 New Coolidge Senior High School Modernization and New Gymnasium
 - 10 New Churches, Church Additions and related Fellowship Halls and Recreation Centers
 - 11 H.L.Walker responsibility includes the administration, organization, and coordination of the firms total responsibilities.

- Education
 - B.S. Architecture, Howard University
 - Extended studies in Urban Planning, Howard University
- Certification and Registration
 - District Of Columbia
 - Maryland
 - Virginia
 - Alabama
 - Georgia
 - New Jersey
 - Pennsylvania
 - North Carolina
 - NCARB
- Professional Affiliations
 - American Institute of Architects
 - National Organization of Minority Architects
 - American Specification Institute

Olutoye Bello

Experience

August 19, 2005 To Date. Bello, Bello & Associates LLC

Operating Manager

Manage day to day operations of Bello, Bello & Associates LLC, a zoning consulting and code compliance plans review and inspection third-party certified company.

Duties include new business development and provision of zoning compliance overview for all third-party code compliance review plans.

Coordinate third-party plans review disciplines in Structural, Electrical, Mechanical, plumbing, Fire and Life safety.

Provide pre-design/development analysis for compliance with the District of Columbia zoning regulations.

October 2004 – May 2005 Department Of Consumer & Regulatory Affairs Washington, DC

Zoning Administrator

- Administered all facets of the program function of the zoning division.
- Primarily responsible for the interpretation and enforcement of the zoning regulations.
- Supervise the review of building permits and certificate of occupancy applications for compliance with zoning regulations.
- Preparation of analytical reports and referrals for hearing before the Board of Zoning Adjustments and the Zoning Commission relating to text and Map amendments of the zoning regulations.
- Defend the decisions of the Zoning Administrator in public hearings before the Board of Zoning Adjustments.

April 2004 – October 2004 District of Columbia Office of Zoning Washington, DC

Compliance Review Program Manager

- Provide advice to property owners, neighborhood associations, advisory neighborhood commissions and all stakeholders as to matters pertaining to the interpretation of the zoning regulations, policies, procedures, and rules of compliance with conditions of Board of Zoning Adjustment and Zoning Commission orders of approval.
- Investigation of complaints of non-compliance with such orders and the formulation of reports thereto.

- Recommend pertinent amendments to the zoning regulations to the Zoning Commission and advice the Board, in the course of the conduct of its public hearings involving applications and appeals, on technical issues of interpretation of relevant sections of the Zoning Regulations.

July 2002 - April 2004
Washington, DC

District of Columbia Office of Zoning

Compliance Review Specialist

- Provide advice to property owners, neighborhood associations, advisory neighborhood commissions and all stakeholders as to matters pertaining to the interpretation of the zoning regulations, policies, procedures, and rules of compliance with conditions of Board of Zoning Adjustment and Zoning Commission orders of approval.
- Investigation of complaints of non-compliance with such orders and the formulation of reports thereto.
- Recommend pertinent amendments to the zoning regulations to the Zoning Commission and advice the Board, in the course of the conduct of its public hearings involving applications and appeals, on technical issues of interpretation of relevant sections of the Zoning Regulations.

August 2001 - July 2002
Washington, DC

Acting Program Manager/Supervisory Engineering Technician

- Administered all facets of the program function of the zoning division.
- Primarily responsible for the interpretation and enforcement of the zoning regulations.
- Supervise the review of building permits and certificate of occupancy applications for compliance with zoning regulations.
- Preparation of analytical reports and referrals for hearing before the Board of Zoning Adjustments.
- Defend the decisions of the Zoning Administrator in public hearings before the Board of Zoning Adjustments.
- Attend neighborhood meetings to provide interpretative zoning information and answer enquiries about zoning related issues.

May 1990 – August 2001.

Chief, Zoning Review Branch/Supervisory Engineering Technician.

- Supervise zoning review branch staff in discharge of duty of interpreting and enforcement the zoning regulations.
- Supervise the review of building permits and certificate of occupancy applications for compliance with zoning regulations.
- Answer public inquiries, written and oral, about the interpretation and

enforcement of the zoning regulations.

- Liaise with governmental agencies and departments to ensure government projects compliance with the zoning regulations and advise on related matters.

1984 - 1990 American Interior Builders, Inc. Lanham, MD

Project Manager

Oversight responsibilities for construction projects, including permitting, plan review, cost estimation and project management.

Education

1984 -1985

Masters of Urban & Regional Planning Program

University of the District of Columbia

30 Hours Credit (incomplete).

1979 -1982

Urban and Regional Planning and Community Development

University of the District of Columbia

1978 -1979

City Planning & Urban Geography

Kent State University, Kent Ohio

Professional Training

BOCA - Structural Plan Review 1996 Seminar

MSS - Management Training Series

Papers:

1. A comparative analysis of two Metro Rail Stations. The University of the District of Columbia and The Virginia Square Station.

November 4, 1985

2. The Impact of Federal Grant-in-Aid Programs on Local Planning Practice and Policy

Fall 1985



H. L. WALKER & ASSOCIATES, P.C. / ARCHITECTS AND PLANNERS
7600 GEORGIA AVENUE N.W. • SUITE 100 • WASHINGTON, D.C. 20012
202.291.1612 • FAX: 202.291.6392 • EMAIL: HLWA@EARTHLINK.NET

January 30, 2006

To: Whom it may concern

Subject: Grandview Estates, Talbert Street, and
Talbert Terrace Project - Washington, D.C.

H.L. Walker & Associates, P.C. worked with ACE Design & Construction Management Company in the design of housing for the subject site off of Talbert Street and Talbert Terrace. The site has a very irregular topography, an awkward location, and steep slopes. These conditions pose a challenge to land planners. However, the site is located at the top of a hill and clearly looks out over the City of Washington, which would be pleasing to property owners here.

To develop this site for any kind of housing, a number of construction improvements would be required such as erosion controls, land clearing, extensive excavation, heavy retaining walls, water and sewer line extensions, new street and parking pavement requirements, and storm drain systems. This extensive work is not typical for urban housing developments; and thus adds to the costs of housing hereon.

The area is now a blighted tract of land, creating a haven for illegal activities and an eyesore for the surrounding community. Any development here will make productive use of the this forgotten tract of land, and provide needed moderate housing and additional real estate taxes for the city.

The development team, including land planners, has developed a plan to overcome the site irregularities and provide several housing schemes for the site. Constructing five detached single family homes - to sell for \$500,000; or twenty four 18 feet wide three level townhouses with a garage - to sell for \$350,000, or eighteen 24 feet wide three level townhouses with a garage - to sell for \$450,000. Because of the extensive site development work which is necessary for quality housing, none of the above schemes came close to making the development feasible.

The final design is to provide 46 three bedroom units to sell for \$360,000. I have reviewed the costs breakdown and consulted with my structural, mechanical, and electrical consultants on the same. We believe that the costs are in line with present day trade and material costs in this area, and are reasonable. We further believe that the proposed project with the 46 townhouses can be completed for the amount shown in the breakdown. The 22.6% profit indicated is reasonable.

We respectfully recommend that the community add its blessing to this development, and rid the area of this forgotten tract of land.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Walker', written over a horizontal line.

Henderson L. Walker
H.L. Walker & Associates

Attachment: ACE Design & Construction Costs Breakdown

Ace Design & Construction Management

3686 King Street, Suite 113
Alexandria, Virginia 22302
VA Class 'A' 2705-059-743A
District of Columbia 65000715

Fax 703-580-1239
Cell 571-330-3257
acedesignsconstruction
@comcast.net

January 9, 2006

ESTIMATED PROJECT COST BREAKDOWN Utilizing Off-Site Manufacturing *1265 Talbert Street - Grandview Estates*

Item	Budget
Land	\$ 550,000.00 *
Survey & Topo Map	9,500.00 *
Arch., Design & Planning Fees	40,000.00 *
Drilling & Soils Report	8,000.00 *
Wall Engineering Fees	14,000.00 *
Sewer, water, storm drain engineering fees	73,000.00 *
ANC & BZA processing fee(s)	40,000.00 *
Total	\$ 734,500.00 *

Permits

Public Space fee	16,000.00
WASA	19,000.00
Zoning	4,500.00
Storm Water & Erosion Control	19,000.00
Building Permit	20,000.00
Permit Processing	5,000.00
Total	83,500.00

Site Work

Clearing	240,000.00
Survey & staking	20,000.00
Excav., fill & rough grading	180,000.00
Sewer w/laterals	160,000.00
Storm drains	120,000.00
Water lines w/laterals	90,000.00
Retaining Walls	720,000.00
Back-fill mat'l	110,000.00
Pepco / in-ground electric supply lines	80,000.00
Finish Grading	40,000.00
W.I. Handrail & Fence(s)	60,000.00
Conc. Curbs, Sidewalk & Steps	225,000.00
Asphalt roadway	90,000.00
Landscaping, trees & shrubs	50,000.00
Misc.	25,000.00
Total	\$2,210,000.00

Each (4 Level) Unit Cost

Excavation & fill	4,000.00
Conc. Slab	13,000.00
Foundation Walls	20,000.00
Interior Framing Mat'l	4,000.00
Framing Labor	8,000.00
Electrical Mat'l & Labor	7,000.00
Plumbing mat'l & labor	7,000.00
HVAC Mat'l & labor	6,500.00
Sheetrock mat'l & Labor	8,000.00
Int. Doors w/hardware	2,000.00
Int. Trim Mat'l & Labor	2,800.00
Finish Flooring Mat'l & Labor	7,000.00
Cabinetry	7,000.00
Counter-tops	2,000.00
Appliances	4,000.00
Fixtures	2,500.00
Pre-fab. Manu. Delivered and built	190,000.00
Misc.	4,000.00
Total	\$ 298,800.00

\$298,800.00 x 23 units = \$6,872,400.00

Total Expenditure \$ 9,900,400.00

Overhead & Profit of 14% 1,284,000.00
(Project Const. Cost \$9,165,900.00 x .14=)

Contract Dollar Amount \$ 10,449,900.00

Contingences of 10% 1,000,000.00
(bank financial requirement)

Total Project Construction Expenditure \$ 12,184,400.00

Sales of 46 Three bedroom units @ \$360,000.00 =

Total Sales Amount \$ 16,560,000.00

Minus sales commission of 6% \$ 993,600.00

Net Sales Total \$ 15,566,400.00

Minus Tot. Proj. Const. Exp. (\$12,184,400.00) \$ 3,382,000.00

Bank Loan Interest @ 6% 627,000.00
(of Const. Cont. dollar amount)

Projected Gross Profit of 22.6%..... \$ 2,755,000.00

***Denotes monies paid to-date out pocket for items indicated**

CMA

Price Comparison

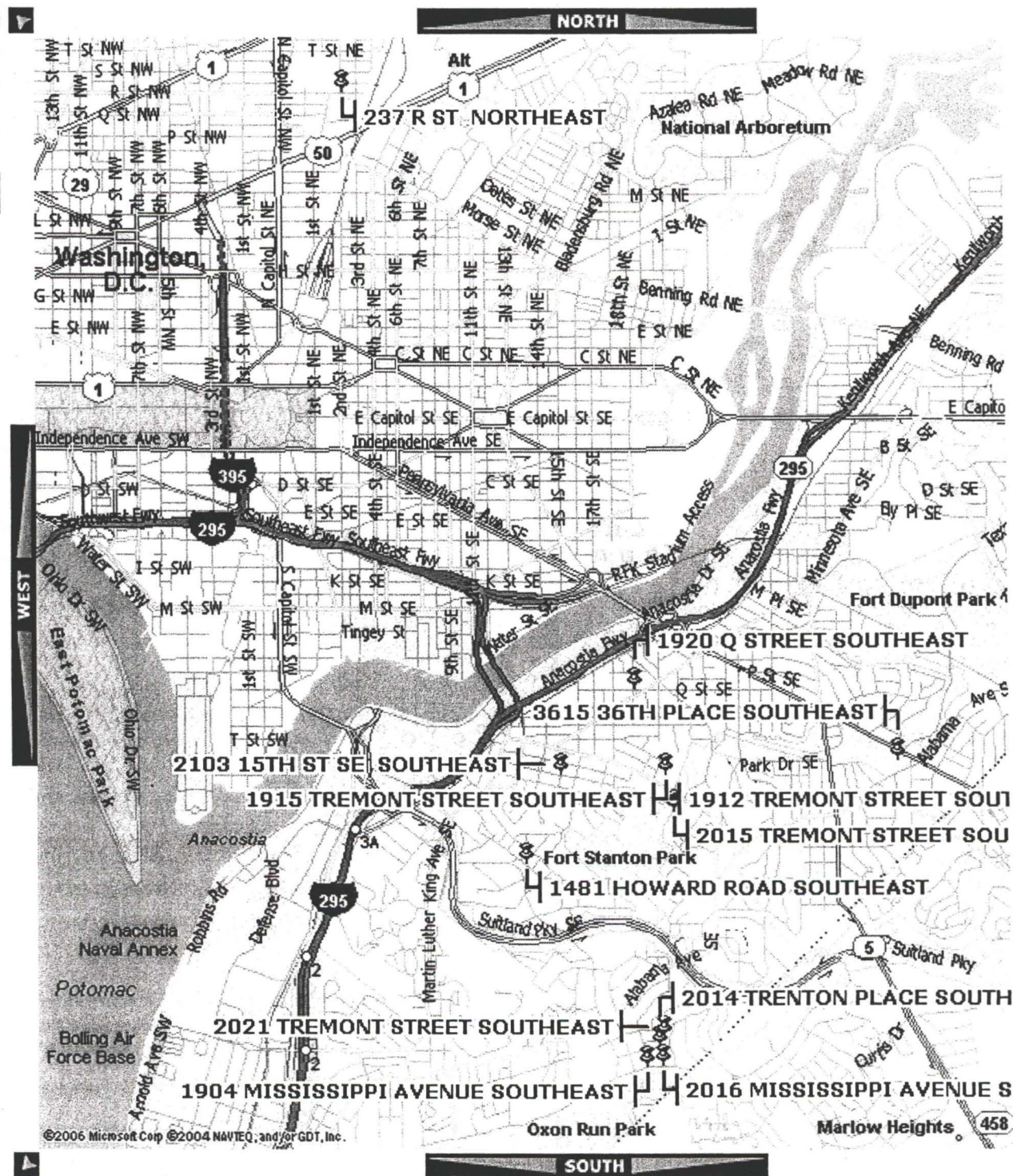
**Anacostia
Area**



Welcome Isaac Tesfaye
Friday, January 27, 2006

Home Search My Matrix Finance Roster Tax Open House Input Help Logout
Residential General Quick Address Create Your Own Search CMA

Map Size



Metropolitan Regional Information Systems, Inc
CMA Summary Detail

27-Jan-2006 3:31:46PM
Page 1 of 2

Residential

ACTIVE 1 LISTING

	List Price	Orig. Price	% Diff	DOMP	Style	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	List Date
1904 Mississippi Ave Se	\$345,000	\$345,000	.00	94	TH-Colonial / Interior	3	2	1	3	1	1	Yes	1999	0.04	26-Oct-05
Average	\$345,000	\$345,000	0.00	94		3.0	2.0	1.0	3.0	1.0	1.0		1999	0.04	
Median	\$345,000	\$345,000	0.00	94											

CNTG/KO 1 LISTING

	List Price	Orig. Price	% Diff	DOMP	Style	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Contr Date
2115 15Th St Se Se	\$339,900	\$359,900	-5.56	76	TH-Contemporary / Interior	3	3		3	0		Yes	1996	0.05	14-Jan-06
Average	\$339,900	\$359,900	-5.56	76		3.0	3.0		3.0	0.0			1996	0.05	
Median	\$339,900	\$359,900	5.56	76											

SOLD 5 LISTINGS

	List Price	Sold Price	% Diff	DOMP	Style	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Cont Date	Sold Date	Subsidy
3615 36Th Pl Se	\$339,000	\$339,000	.00	0	TH-Colonial / Interior	3	2	1	3	1	1	Yes	1984	0.04	30-May-05	28-Jul-05	\$0
2016 Mississippi Ave Se	\$330,000	\$330,000	.00	12	TH-Colonial / End	3	2	1	3	1	1	Yes	1999	0.06	15-Oct-05	31-Oct-05	\$2,500
1912 Tremont St Se	\$325,000	\$310,000	-4.62	37	TH-Colonial / Interior	3	2	1	3	0	1	No	2001	0.05	16-Aug-05	13-Oct-05	\$5,000
2021 Tremont St Se	\$325,000	\$326,000	.31	1	TH-Colonial / Interior	3	2	1	3	1	1	No	2001	0.04	8-Sep-05	29-Sep-05	\$0
2014 Trenton Pl Se	\$310,000	\$310,000	.00	2	TH-Split Level / End	3	1	1	3	0	1	Yes	2001	0.05	22-Aug-05	30-Sep-05	\$0
Average	\$325,800	\$323,000	-0.86	10		3.0	1.8	1.0	3.0	0.6	1.0		1997	0.05			
Median	\$325,000	\$326,000	0.00	2													

WITHDRAWN 2 LISTINGS

	List Price	Orig. Price	% Diff	DOMP	Style	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Off Mkt Date
2013 Tremont St Se	\$340,000	\$340,000	.00	59	TH-Colonial / End	3	1	1	3	0	1	No	2001	0.05	5-Jan-06
1915 Tremont St Se	\$335,000	\$335,000	.00	43	TH-Colonial / Interior	4	2	1	3	0		No	2001	0.04	18-Dec-05
Average	\$337,500	\$337,500	0.00	51		4.0	1.5	1.0	3.0	0.0	1.0		2001	0.05	
Median	\$337,500	\$337,500	0.00	51											

ISAAC TESFAYE
Agent Office: (703) 524-2100

Home:
Cell: (571) 234-2843

E-mail: itesfaye@cbmove.com
Office: Coldwell Banker Residential Brokerage

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property.

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

EXPIRED 3 LISTINGS

	List Price	Orig. Price	% Diff	DOMP	Style	BR	FB	HB	Lvls	Fpls	Gar	Bmt	YrBlt	Acres	Off Mkt Date
237 R St Ne	\$420,999	\$420,999	.00	76	TH-Victorian / End	3	2		2	4	2	Yes	1900	0.04	31-Mar-04
1920 Q St Se	\$360,000	\$350,000	2.86	106	TH-Federal / End	3	2	0	3	0	2	Yes	1935	0.08	9-Sep-05
1481 Howard Rd Se	\$360,000	\$360,000	.00	93	TH-Contemporary / End	3	3	1	3	1	1	Yes	2001	0.03	23-Jan-06
Average	\$380,333	\$377,000	0.95	92		3.0	2.3	0.5	2.7	1.7	1.7		1945	0.05	
Median	\$360,000	\$360,000	0.00	93											

Report Totals**Properties: 12**

Avg List Price	\$344,158	Avg Sold Price	\$323,000	Avg DOM-P	50
Median List Price	\$339,450	Median Sold	\$326,000	Median DOM-P	51
Low List Price:	\$310,000	Low Sale Price:	\$310,000		
High List Price:	\$420,999	High Sale Price:	\$339,000		

ISAAC TESFAYE
Agent Office: (703) 524-2100

Home:
Cell: (571) 234-2843

E-mail: itesfaye@cbmove.com
Office: Coldwell Banker Residential Brokerage

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Residential

CMA Summary Detail - Photo

ACTIVE

1 LISTING



1904 Mississippi Ave Se WASHINGTON, DC 20020

DC5435191

Orig. Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$345,000	\$345,000	.00	93	94	3	2	1	3	1	1	1,742		1999

List Date 26-Oct-2005

Adv Sub: RANDLE HEIGHTS

Model:

Total Assessed:

Style: Colonial

Bsm: Yes, English, Fully Finished

Total Taxes:

Type: Townhouse

Water Oriented/Front/Access: No//

ACTIVE

	List Price	Orig. Price	% Dif	DOMP	Lot Sqft
Average	\$345,000	\$345,000	0.00	94	1,742
Median	\$345,000	\$345,000	0.00	94	

SOLD

5 LISTINGS



3615 36Th Pl Se WASHINGTON, DC 20020

DC5263384

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$339,000	\$339,000	.00	0	0	3	2	1	3	1	1	1,742		1984

Seller Subsidy \$0

Sold Date 28-Jul-2005

Adv Sub: HILL CREST

Model:

Total Assessed: \$141,277

Style: Colonial

Bsm: Yes, Fully Finished

Total Taxes: \$1356.26

Type: Townhouse

Water Oriented/Front/Access: No//



2016 Mississippi Ave Se WASHINGTON, DC 20020

DC5391971

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$330,000	\$330,000	.00	12	12	3	2	1	3	1	1	2,614		1999

Seller Subsidy \$2,500

Sold Date 31-Oct-2005

Adv Sub: RANDLE HEIGHTS

Model:

Total Assessed: \$140,650

Style: Colonial

Bsm: Yes, Fully Finished

Total Taxes: \$1350.24

Type: Townhouse

Water Oriented/Front/Access: No//



1912 Tremont St Se WASHINGTON, DC 20020

DC5344104

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$310,000	\$325,000	-4.62	37	37	3	2	1	3	0	1	2,178		2001

Seller Subsidy \$5,000

Sold Date 13-Oct-2005

Adv Sub: RANDLE HEIGHTS

Model:

Total Assessed: \$134,190

Style: Colonial

Bsm: No,

Total Taxes: \$0.00

Type: Townhouse

Water Oriented/Front/Access: No//



2021 Tremont St Se WASHINGTON, DC 20020

DC5375609

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$326,000	\$325,000	.31	1	1	3	2	1	3	1	1	1,680	1,800	2001

Seller Subsidy \$0

Sold Date 29-Sep-2005

Adv Sub: RANDLE HEIGHTS

Model:

Total Assessed: \$96,640

Style: Colonial

Bsm: No,

Total Taxes: \$927.74

Type: Townhouse

Water Oriented/Front/Access: No//



2014 Trenton Pl Se WASHINGTON, DC 20020

DC5354703

Sold Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$310,000	\$310,000	.00	2	2	3	1	1	3	0	1	2,072		2001

Seller Subsidy \$0

Sold Date 30-Sep-2005

Adv Sub: RANDLE HEIGHTS

Model:

Total Assessed: \$133,500

Style: Split Level

Bsm: Yes, Fully Finished

Total Taxes: \$0.00

Type: Townhouse

Water Oriented/Front/Access: No//

ISAAC TESFAYE

Home:

E-mail: itesfaye@cbmove.com

Agent Office: (703) 524-2100

Cell: (571) 234-2843

Company: Coldwell Banker Residential Brokerage

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Residential

CMA Summary Detail - Photo

SOLD

	List Price	Sold Price	% Dif	DOMP	Lot Sqft
Average	\$325,800	\$323,000	-0.86	10	2,057
Median	\$325,000	\$326,000	0.00	2	

WITHDRAWN**2 LISTINGS**

2015 Tremont St Se WASHINGTON, DC 20020

DC5446517

Orig. Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$340,000	\$340,000	.00	59	59	3	1	1	3	0	1	2,178		2001

Off Mkt Date 05-Jan-2006

Adv Sub: RANDLE HEIGHTS

Model:

Total Assessed: \$157,280

Style: Colonial

Bsmt: No,

Total Taxes: \$0.00

Type: Townhouse

Water Oriented/Front/Access: No//



1915 Tremont St Se WASHINGTON, DC 20020

DC5438446

Orig. Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$335,000	\$335,000	.00	43	43	4	2	1	3	0		1,742		2001

Off Mkt Date 18-Dec-2005

Adv Sub: RANDLE HEIGHTS

Model: ELLINGTON

Total Assessed:

Style: Colonial

Bsmt: No,

Total Taxes:

Type: Townhouse

Water Oriented/Front/Access: No//

WITHDRAWN

	List Price	Orig. Price	% Dif	DOMP	Lot Sqft
Average	\$337,500	\$337,500	0.00	51	1,960
Median	\$337,500	\$337,500	0.00	51	

CNTG/KO**1 LISTING**

2103 15Th St Se Se WASHINGTON, DC 20020

DC5441207

Orig. Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$359,900	\$339,900	-5.56	76	76	3	3		3	0		2,178		1996

Contract Date 14-Jan-2006

Adv Sub: ANACOSTIA

Model:

Total Assessed:

Style: Contemporary

Bsmt: Yes, Fully Finished

Total Taxes:

Type: Townhouse

Water Oriented/Front/Access: No//

CNTG/KO

	List Price	Orig. Price	% Dif	DOMP	Lot Sqft
Average	\$339,900	\$359,900	-5.56	76	2,178
Median	\$339,900	\$359,900	5.56	76	

EXPIRED**3 LISTINGS**

237 R St Ne WASHINGTON, DC 20020

DC4723722

Orig. Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$420,999	\$420,999	.00	76	76	3	2		2	4	2	1,620		1900

Off Mkt Date 31-Mar-2004

Adv Sub: ECKINGTON

Model:

Total Assessed:

Style: Victorian

Bsmt: Yes, Full, Space For Rooms, Walkout Level

Total Taxes:

Type: Townhouse

Water Oriented/Front/Access: No//

ISAAC TESFAYE

Home:

E-mail: itesfaye@cbmove.com

Agent Office: (703) 524-2100

Cell: (571) 234-2843

Company: Coldwell Banker Residential Brokerage

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property.

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Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Residential

CMA Summary Detail - Photo

1920 Q St Se WASHINGTON, DC 20020

DC5277154

No Photo
Available

Orig. Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$350,000	\$360,000	2.86	91	106	3	2	0	3	0	2	3,485	1935	

Off Mkt Date 09-Sep-2005

Adv Sub: ANACOSTIA

Model:

Total Assessed: \$127,480

Style: Federal

Bsmt: Yes, Fully Finished, Walkout Level

Total Taxes: \$1223.81

Type: Townhouse

Water Oriented/Front/Access: No//

1481 Howard Rd Se WASHINGTON, DC 20020

DC5431228



Orig. Price	List Price	% Diff	DOMM	DOMP	BR	FB	HB	Lvls	Fpls	Gar	Lot Sqft	Liv Sqft	Built
\$360,000	\$360,000	.00	93	93	3	3	1	3	1	1	1,307	2001	

Off Mkt Date 23-Jan-2006

Adv Sub: ANACOSTIA

Model:

Total Assessed: \$153,330

Style: Contemporary

Bsmt: Yes, Improved

Total Taxes: \$0.00

Type: Townhouse

Water Oriented/Front/Access: No//

EXPIRED

	List Price	Orig. Price	% Dif	DOMP	Lot Sqft
Average	\$380,333	\$377,000	0.95	92	2,137
Median	\$360,000	\$360,000	0.00	93	

Report Totals

Properties: 12

Avg List Price	\$344,158	Avg Sold Price	\$323,000	Avg DOM-P	50
Median List	\$339,450	Median Sold	\$326,000	Median DOM-P	51
Low List Price:	\$310,000	Low Sale Price:	\$310,000		
High List Price:	\$420,999	High Sale Price:	\$339,000		

ISAAC TESFAYE

Home:

E-mail: itesfaye@cbmove.com

Agent Office: (703) 524-2100

Cell: (571) 234-2843

Company: Coldwell Banker Residential Brokerage

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**Looking East on Talbert Street
Site is at center of picture**



**Looking East on Talbert Street
Site is at Right**



Looking South on Talbert Terrace



View from Site



Looking East on Dexter Terrace



Looking East on Dexter Terrace