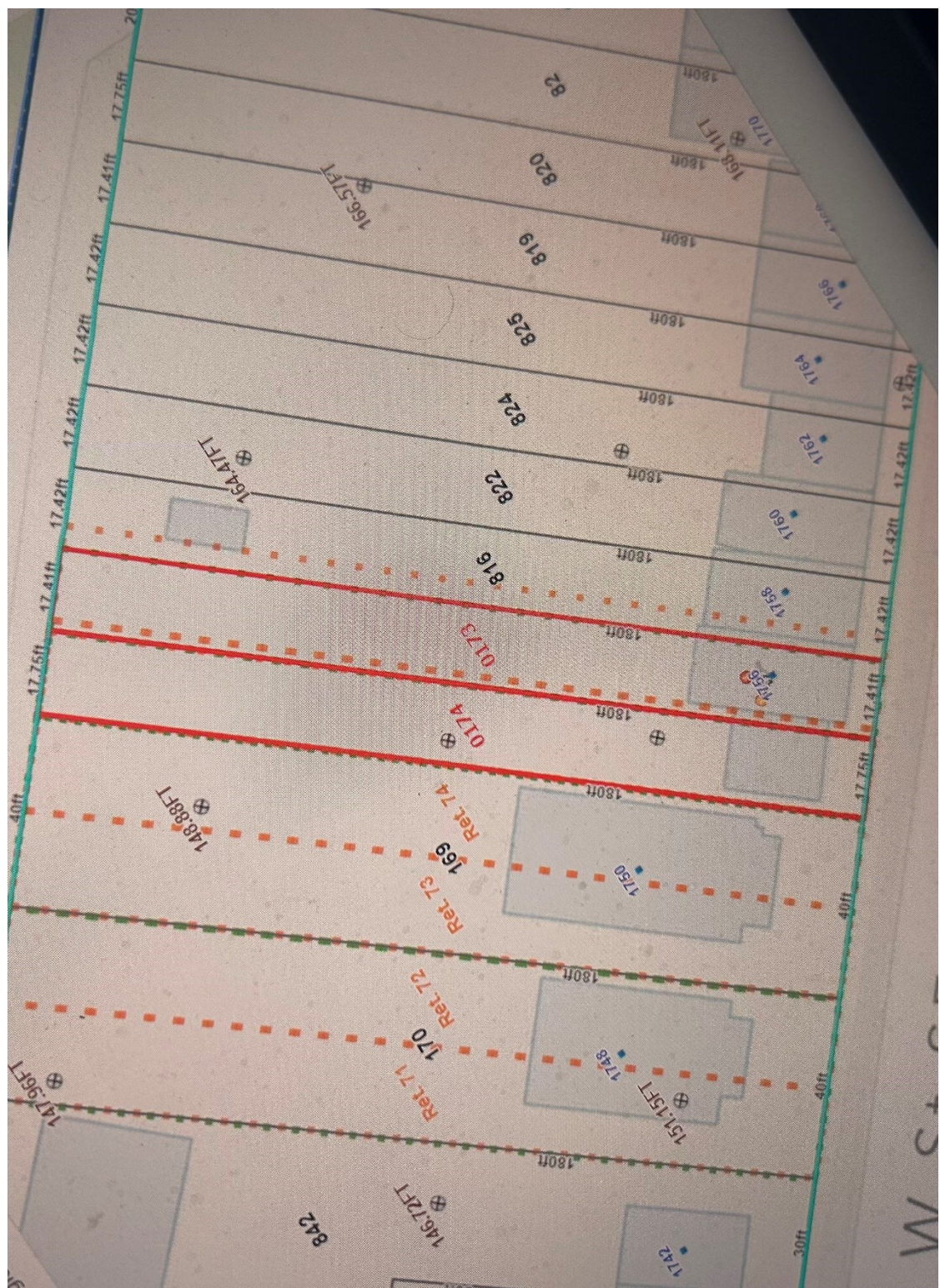
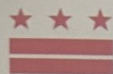




Board of Zoning Adjustment
District of Columbia
CASE NO. 21435
EXHIBIT NO. 6





Government of the District of Columbia
Office of the Chief Financial Officer
Office of Tax and Revenue

1101 4th Street, SW
Washington, DC 20024

Date of Notice: November 3, 2025

Notice Number: L0015192493

Square Suffix Lot (SSL): 5778- -0174

Premise Address:

1754 W ST SE

WASHINGTON DC 20020-4214

Tax Type: Real Property Tax

Account ID: 700-001975348

Tax Period: September 30, 2026

Owner(s): MERY LLC

NOTICE OF PROPOSED REAL PROPERTY ASSESSMENT FOR NEW LOT

This is not a tax bill

See Appeal Information on Last Page

Appraiser: 293

Name: Martell Johnson

Phone: (202) 442-6648

Square	Suffix	Lot	Year	Proposed Classification	Proposed Assessed Value
5778		0174	1st Half 2026	1A	\$164,060
Property Address: 1754 W ST SE			2nd Half 2026	1A	\$164,060

Your real property located in the District of Columbia has been assessed to reflect adjustments made as a result of a new lot application submitted to the Government of the District of Columbia. This Notice of Proposed Real Property Assessment for New Lot is the Office of Tax and Revenue's estimate of the market value(s) of the above-referenced real property. Please note that you may not rely on this notice for the proposed tax classification of the real property if the real property has been or will be classified as Class 3 or Class 4 Property.

Tax Relief Benefit Eligibility

If you believe you are eligible for the homestead deduction or senior citizen/disabled tax relief but have not applied, or if you wish to cancel such programs, and for information regarding other tax relief benefits, deductions, or exemptions, please see our website at www.otr.cfo.dc.gov and select Real Property, or contact Customer Service at (202) 727-4TAX (4829) for further information. Please note that generally you must inform us within 30 days if you become ineligible for a tax relief program.

