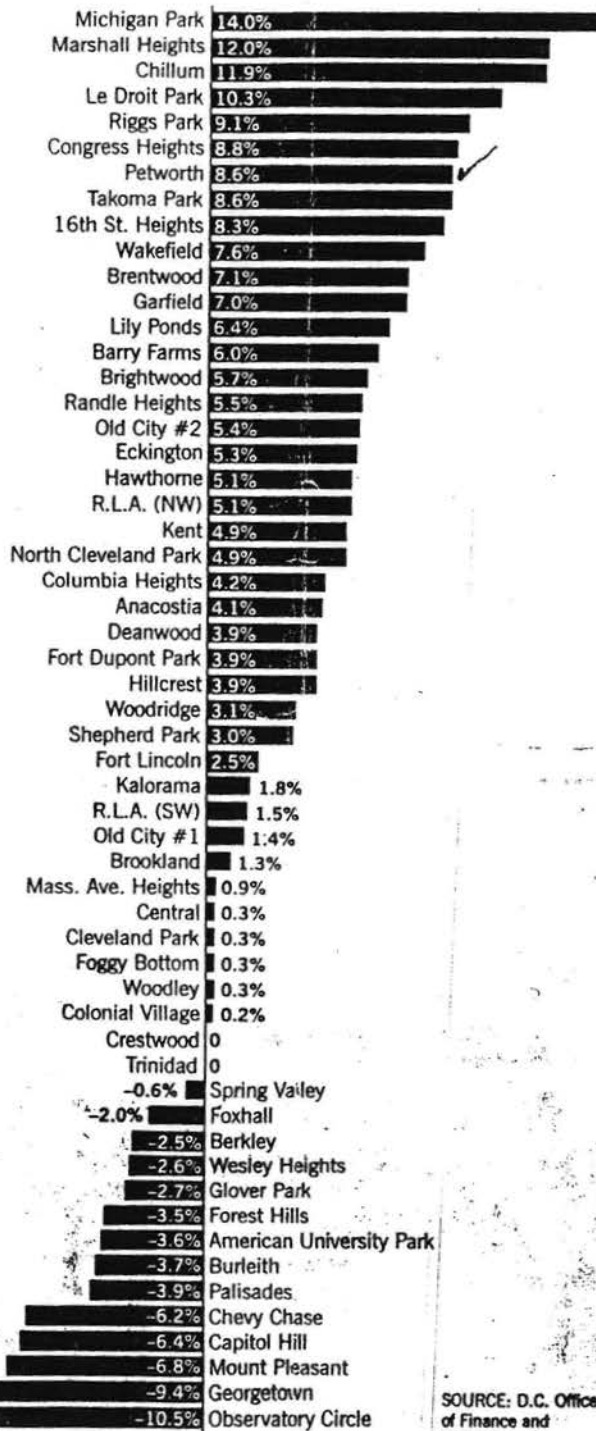


D.C. PROPERTY ASSESSMENTS

CHANGES FOR OWNER-OCCUPIED RESIDENCES FROM 1992 TO 1993



SOURCE: D.C. Office of Finance and Revenue

BY TOBEY—THE WASHINGTON POST

Longtime Off

By Gabriel Escobar
Washington Post Staff Writer

Charles R. Bacon, a 24-year District police veteran, was promoted to deputy chief last week and officially assumed command of the 6th District.

Addressing an audience that included 16 other police officers who were promoted to the ranks of lieutenant, captain and inspector, Bacon endorsed the department's community-oriented policing program and urged colleagues to "provide leadership through example."

The promotion ceremony, held at Jefferson Junior High School in Southwest Washington, was the second in less than three months and continues a changing of the guard at the police district level. In less than one year, five of the city's

Mayor's Ea

By James Ragland
Washington Post Staff Writer

Two years ago, the Coalition of Citizens for a Better D.C. gave candidate Sharon Pratt Kelly the endorsement of her year-old campaign. The group's director, John C. Womble, turned his lawn in Northeast Washington into a political platform for Kelly, who the group for its endorsement and urged come on board.

Kelly's aides lauded the backing of the 75-member research group as an example of grassroots support Kelly was trying to build.

Now, however, Womble has turned his attention to another cause. He is the campaign manager for the Committee to Recall Mayor Sharon Pratt Kelly.

Reginald Davis, 22, a college student, led the recall effort seven weeks ago.

"I was going to start a recall myself, but I said there's no sense being redundant," Womble, 55, said.

Womble and Curtis Free, an adviser when she was campaigning, said the campaign is opening headquarters at 1930 Martin Luther King Jr. Ave. S.W.

The group also began soliciting contributions this week and plans to open satellite offices in the three other districts of the city, Free said.

Womble said he became disenchanted with the mayor's administration.

Tax Bill Disparity Decried

ASSESSMENTS, From Page 1

Credit for high-priced properties has been tighter than normal.

The assessment increases in low-cost areas amount to "a market reflection of the failure of the region as a whole to provide affordable housing."

downturn. They contend that city assessors are doing their calculations by unfairly comparing houses in unlike neighborhoods.

Tax specialist Marie Drissell will hold two free workshops this month on how to fill out a property assessment appeal form. The workshops

ZONING COMMISSION
District of Columbia
CASE NO. 04-33
SUBMIT NO. 100

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 7-1098PR

Property Description

Property Address 1309 Wallach Pl. N.W. City Washington D.C. State N/A Zip Code 20009
 Legal Description Lot 167, Square 237 Old City #2 County N/A
 Assessor's Parcel No. 237/167 Tax Year 97 R.E. Taxes \$ 102.00 Special Assessments \$ 0
 Borrower Pressley Current Owner Pressley Occupant ☒ Owner ☐ Tenant ☐ Vacant
 Property rights appraised ☒ Fee Simple ☐ Leasehold Project Type ☐ PUD ☐ Condominium (HUD/VA only) HOA \$ /Mo.
 Neighborhood or Project Name Logan Map Reference 9 K 11 Census Tract 44.00
 Sale Price \$ N/A Date of Sale N/A Description and \$ amount of loan charges/concessions to be paid by seller Unknown
 Lender/Client Premier Financial Address 10610 Rhode Island Ave. Beltsville, Md. 20705
 Appraiser John W. Christmas Address 1457 Crofton Pkwy. Crofton, Md. 21114

Location ☒ Urban ☐ Suburban ☐ Rural
 Built up ☒ Over 75% ☐ 25-75% ☐ Under 25%
 Growth rate ☐ Rapid ☒ Stable ☐ Slow
 Property values ☐ Increasing ☒ Stable ☐ Declining
 Demand/Supply ☐ Shortage ☒ In balance ☐ Over supply
 Marketing time ☐ Under 3 mos. ☒ 3-6 mos. ☐ Over 6 mos.
 Predominant occupancy ☒ Owner ☐ Tenant ☐ Vacant (0-5%) ☐ Vac. (over 5%)
 Single family housing PRICE \$ (000) AGE (yrs)
 One family 92 40 Low 20
 2-4 family 1 190 High 90
 Multi-family 3 Predominant
 Commercial 4 Vacant
 Vacant 110 75
 Land use change ☒ Not likely ☐ Likely
☐ In process To:

Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Neighborhood boundaries and characteristics: The neighborhood boundaries are highlighted on the attached map.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
The subject neighborhood is made up of average quality attached and semi-detached row homes.
Public transportation is available to employment centers. All facilities are available in the immediate area including churches, schools and shopping.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):
Property values appear to be relatively stable at this time, demand and supply are in balance.
Market time ranges between 3-6 months.

Project Information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? ☐ Yes ☐ No
 Approximate total number of units in the subject project _____ Approximate total number of units for sale in the subject project _____
 Describe common elements and recreational facilities: _____

Dimensions No Survey Available. Topography Slightly Rolling
 Site area 1.481 S.F. Corner Lot ☐ Yes ☒ No Size Average
 Specific zoning classification and description Residential (R-5B) Shape Rectangular
 Zoning compliance ☒ Legal ☐ Legal nonconforming (Grandfathered use) ☐ Illegal ☐ No zoning Drainage Adequate
 Highest & best use as improved: ☒ Present use ☐ Other use (explain) _____ View Typical
 Utilities Public Other Off-site improvements Type Public Private Landscaping Average
 Electricity ☒ Street Asphalt ☒ ☐ Driveway Surface None
 Gas ☒ Curb/gutter Concrete ☒ ☐ Apparent easements None Noted
 Water ☒ Sidewalk Concrete ☒ ☐ FEMA Special Flood Hazard Area ☐ Yes ☒ No
 Sanitary sewer ☒ Street lights Yes ☒ ☐ FEMA Zone C Map Date 6/18/87
 Storm sewer ☐ Alley Yes ☒ ☐ FEMA Map No. 245208 0020 B

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.):
The site is typical for the area. There are no apparent adverse easements, encroachments, or other adverse conditions.

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	<u>1</u>	Foundation	<u>Brick</u>	Slab		Area Sq. Ft.	<u>455</u>	Roof	☐
No. of Stories	<u>2</u>	Exterior Walls	<u>Brick, Sdng</u>	Crawl Space		% Finished	<u>0%</u>	Ceiling	☐
Type (Det./Att.)	<u>Attached</u>	Roof Surface	<u>Comp Shgl</u>	Basement	<u>Partial</u>	Ceiling	<u>Unfin.</u>	Walls	☐
Design (Style)	<u>Row T/H</u>	Gutters & Dwnspnts	<u>Aluminum</u>	Sump Pump	<u>No</u>	Walls	<u>Unfin.</u>	Floor	☐
Existing/Proposed	<u>Existing</u>	Window Type	<u>Dbl. Hung</u>	Dampness	<u>None Noted</u>	Floor	<u>Unfin.</u>	None	☐
Age (Yrs.)	<u>85</u>	Storm/Screen	<u>Yes</u>	Settlement	<u>None Noted</u>	Outside Entry	<u>Yes</u>	Unknown	☒
Effective Age (Yrs.)	<u>14-15</u>	Manufactured House	<u>No</u>	Infestation	<u>None Noted</u>				

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												<u>455</u>
Level 1		<u>X</u>	<u>X</u>	<u>X</u>						<u>X</u>		<u>769</u>
Level 2								<u>3</u>	<u>1</u>			<u>704</u>

Finished area above grade contains: 8 Rooms; 3 Bedroom(s); 1 Bath(s); 1,473 Square Feet of Gross Living Area

INTERIOR		HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:	
Floors	<u>Carpet/Aver.</u>	Type	<u>FWA</u>	Refrigerator	☒ <u>P</u>	None	☒ <u>X</u>	Fireplace(s) #	☐	None	☒ <u>X</u>
Walls	<u>Dry, Pann/Ave.</u>	Fuel	<u>Gas</u>	Range/Oven	☒ <u>X</u>	Stairs	☐	Patio	☐	Garage	# of cars
Trim/Finish	<u>Wood/Good</u>	Condition	<u>Aver.</u>	Disposal	☐	Drop Stair	☐	Deck	☐	Attached	
Bath Floor	<u>Cer. Vinyl/Ave.</u>	COOLING		Dishwasher	☐	Scuttle	☐	Porch	☐	Detached	
Bath Wainscot	<u>Cer. Fibrgls/Av</u>	Central	<u>None</u>	Fan/Hood	☐	Floor	☐	Fence	☒ <u>X</u>	Built-In	
Doors	<u>Wood/Ave.</u>	Other		Microwave	☐	Heated	☐	Pool	☐	Carport	
		Condition		Washer/Dryer	☐	Finished	☐		☐	Driveway	

Additional features (special energy efficient items, etc.): Additional features include Fenced Yard and a Fireplace in the Family Rm.
 Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: The Subject has been well maintained and is in average physical condition.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: None Noted.
ZONING COMMISSION
District of Columbia

UNIFORM RESIDENTIAL APPRAISAL REPORT

Valuation Section

File No. 7-1098PR

ESTIMATED SITE VALUE		= \$	42,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property):
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:				
Dwelling 1,473	Sq. Ft. @ \$ 69.00	= \$	101,637	
455	Sq. Ft. @ \$ 10.00	=	4,550	
Fence, F/P		=	4,500	
Garage/Carport	Sq. Ft. @ \$	=		
Total Estimated Cost New		= \$	110,687	
Less	Physical	Functional	External	
Depreciation	25,823		= \$ 25,823	
Depreciated Value of Improvements		= \$	84,864	
As-is Value of Site Improvements		= \$	4,500	
INDICATED VALUE BY COST APPROACH		= \$	131,364	

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	1309 Wallach Pl. N.W. Washington D.C.	1313 Florida Ave. N.W.	1340 Wallach Pl. N.W.	1231 S St. N.W.
Proximity to Subject		7 Blocks	Same Block	2 Blocks
Sales Price	\$ N/A	\$ 128,500	\$ 137,500	\$ 132,000
Price/Gross Living Area	\$ N/A	\$ 111.06	\$ 89.63	\$ 98.36
Data and/or Verification Source	Inspection	MLS, Public Records	MLS/Public Records	MLS, Public Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions		F.H.A.	Conventional	Conventional
Date of Sale/Time		3/98	3/98	1/98
Location	Logan	Columbia Hgh	Logan	Logan
Leasehold/Fee Simple	Fee	Fee	Fee	Fee
Site	Attached	Attached	Attached	Attached
View	Typical	Typical	Typical	Typical
Design and Appeal	Row T/H/Ave.	Row T/H/Ave.	Row T/H/Ave.	Row T/H/Ave.
Quality of Construction	Average	Average	Average	Average
Age	85	86	82	108
Condition	Average	Average	Average	Superior
Above Grade	Total Bdrms: Baths	Total Bdrms: Baths	Total Bdrms: Baths	Total Bdrms: Baths
Room Count	8 : 3 : 1	6 : 3 : 2	6 : 3 : 1.5	5 : 2 : 2
Gross Living Area	1,473 Sq. Ft.	1,157 Sq. Ft.	1,534 Sq. Ft.	1,342 Sq. Ft.
Basement & Finished Rooms Below Grade	Full	Full	Full	None
Functional Utility	Unfinished	RR	RR	
Heating/Cooling	Average	Average	Average	Average
Energy Efficient Items	HWRAD/No CAC	FWA/No CAC	HWRAD/No CAC	FWA/CAC
Garage/Carport	None	None	None	None
Porch, Patio, Deck, Fireplace(s), etc.	None	None	None	None
Fence, Pool, etc.	Fence, F/P	Cov. Porch	Fence, 2 F/P	Cov. Porch
		Fence		Fence
	Std. Kitchen	Std. Kitchen	Std. Kitchen	Std. Kitchen
Net Adj. (total)		[X] + [] - \$ 1,500	[] + [X] - \$ 7,500	[] + [X] - \$ 500
Adjusted Sales Price of Comparable		\$ 130,000	\$ 130,000	\$ 131,500

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Comparables #1 & #2 were given most consideration determining market value. All Comparables used are settled sales, and are considered the best available at the time of inspection.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	Legal Recs. N/A	Legal Recs. N/A	Legal Recs. N/A	Legal Recs. N/A

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: N/A.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 130,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier = \$

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans & specifications.

Conditions of Appraisal: This is a summary report of a limited appraisal as defined by SR 2-2(b), USPAP.

Final Reconciliation: The Sales Comparison Approach measures actual buyer-seller activity in the market and is the most reliable indicator of residential market value. The Cost Approach provides good confirmation for new construction. The Income Approach was not developed due to lack of data.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6-93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 7/10/98

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 130,000

APPRaiser:	SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature	Signature
Name John W. Christmas	Name
Date Report Signed 7/13/98	Date Report Signed
State Certification #	State Certification #
Or State License # RA 457	Or State License #