Government of the District of Columbia

Office of the Chief Financial Officer 1101 4th Street, SW

Office of Tax and Revenue Washington, D.C. 20024

**NOTICE OF PROPOSED REAL PROPERTY ASSESSMENT FOR TAX YEAR 2018**

***This is NOT a tax bill***

**See Appeal Information on Back — Electronic Filing Now Available**

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| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Date of Notice: March 1, 2017  OWNER NAME  OWNER ADDRESS  OWNER ADDRESS | | | | | Appraiser ID: 281  Appraiser Phone Number: 202-442-7130  Notice Number: 8340472170212 | | | |
| **Square** | **Suffix** | **Lot** | **2018 Proposed Property Classification** | | **2017 Current  Assessed Value** | **2018 Proposed  Assessed Value** |
| 1234 |  | 5678 | 001 | | $1,500,000 | $2,000,000 |
| Property Address  123 MAIN ST NW | | | **Neighborhood Code** | | **2017 Estimated Taxable Assessment** | **2018 Estimated Taxable Assessment** |
| 021 | | $1,500,000 | $2,000,000 |

Your real property located in the District of Columbia has been assessed for real property taxation purposes. An analysis of local real estate market conditions has resulted in the above proposed assessed value. **This Notice of Proposed Real Property Assessment for Tax Year 2018 is the Office of Tax and Revenue's estimate of the market value of your real property as of January 1, 2017.** 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.

***Estimated Taxable Assessment***

There is a tax cap in the District of Columbia for eligible real properties receiving the homestead deduction. Under current law, the tax cap generally limits the increase in the taxable assessment to 10% over the prior year and may provide additional relief if the homestead deduction increases by a cost of living adjustment (COLA). Eligible properties will receive the benefit of the tax cap or the homestead deduction to determine the taxable assessment, whichever is more favorable to the taxpayer. However, the taxable assessment must be at least 40% of the real property's actual assessment. The tax rate is applied to the taxable assessment to determine the amount of tax that you owe. **Your Tax Year 2018 tax bill will generally *be* based on the 2018 Estimated Taxable Assessment shown above.** The proposed estimated taxable assessment is offered as a guide to estimating the amount of taxes that your real property may owe in Tax Year 2018, and it is subject to being lowered primarily because the homestead deduction may increase every year based on a COLA that is determined before billing.

***Homestead, Senior Citizen/Disabled and Other Tax Relief***

If you are domiciled in the District and your home is your principal place of residence, you may qualify for the District's homestead and senior citizen/disabled programs. The homestead benefit currently equates to a $615.82 tax deduction, which may increase for the proposed tax year by a COLA. The senior citizen/disabled property tax relief generally reduces the tax by 50%. Additional requirements for the senior citizen/disabled program are that your household's federal adjusted gross income must be less than (a threshold that may increase for the proposed tax year by a COLA) and you individually must own at least 50% of the real property. Revised deductions and thresholds resulting from COLA increases will be published and the applicable application form revised

accordingly.

***Apply For These or Other Tax Relief Benefits***

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 Web site at *www.taxpayerservicecenter com* and select Real Property, or contact Customer Service at 202-727-4829 for further information. Please note that generally you must inform us within 30 days if you become ineligible for a tax relief program.