



Real Property Tax Appeals Commission (RPTAC) – DAO

Gregory Syphax, Chairman

Richard Amato, Esq., Vice Chairman; Carlynn Fuller, Esq., Executive Director

441 4th Street, NW, Suite 360 N

Washington, DC 20001

202-727-6860

rptac.dc.gov

Central Purpose

The mission of the Real Property Tax Appeals Commission (RPTAC) is to conduct fair and impartial hearings to review disputed real property tax assessments (to ensure that properties are assessed at 100% of market value), to resolve claims of improper real property classifications, and homestead (domicile) and senior eligibility issues.

Key Facts

- The Commission is comprised of a full-time chair and vice chair, four full-time commissioners and, currently, seven part-time commissioners, with statutory authority to have up to eight part-time Commissioners. The full-time Commissioners are District of Columbia Government employees while the part-time Commissioners are paid on an hourly stipend basis.
- The Real Property Tax Appeals Commission (RPTAC) was created by the repeal of its predecessor, the Board of Real Property Assessments and Appeals (BRPAA). The Commission convened for its first day of business on July 16, 2012.

Goals/Performance Measures

- Process and render a decision on all appeals presented before the Commission within statutory deadlines.
- Perform market research and data gathering activities for each neighborhood within the District prior to and during the appeal hearing season for purposes of analysis and tracking market trends and values.
- Provide continued education requirements for the Commissioners on an annual basis in the various methods of real property valuation, including, but not limited to, the Sales

Comparison Approach, Cost Approach, and Income Capitalization, as well as the Basic Principles and Fundamentals of Appraising.

- Enhance the public's perception of the Commission by making the operations of the Commission more transparent and user-friendly.
- Performance Measures:
 - Percentage of decisions on residential appeals issued within 30 days of the hearing
 - Percentage of decisions on commercial appeals issued within 80 days of the hearing
 - Percentage of decisions completed by February 1
 - Percent of cases that are filed electronically
 - Percent of decisions that are transmitted electronically
 - Total number of ANC meetings attended
 - Percent of Commission decisions published on the agency's website

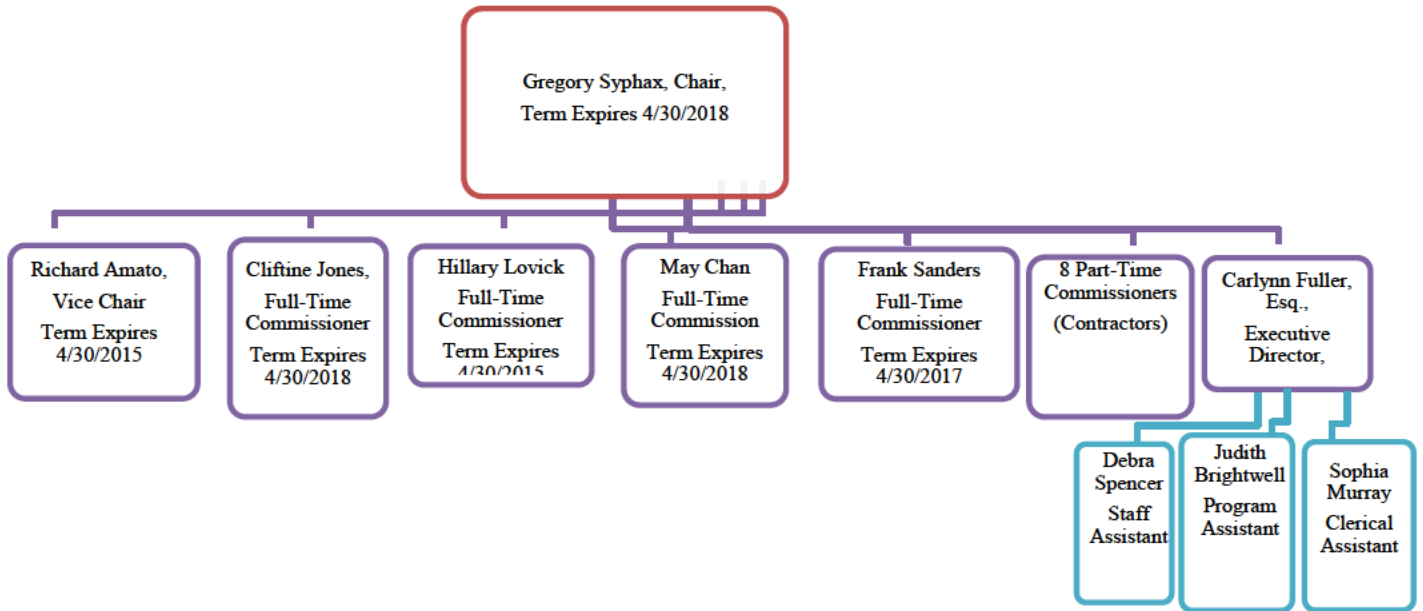
Programs/Services –

The real property assessment appeals process provides a second-level administrative remedy for property owners to adjudicate property assessments prior to having to pay the tax and sue for a refund in DC Superior Court.

First Quarter CY2015 Hot Button Issue(s)

- None

Organization Chart



Boards and Commissions relevant to the agency (if any)

Board Name	Name of Chairperson	No. of Members
Real Property Tax Appeals Commission	Gregory Syphax	13

Budget FY2015

Total Budget	\$ 1,749,390.00
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No. of Employees

Current No. of FTEs	10 (+ 1 vacancy)
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Union Representation

Union(s)	Union Representative	No. of Members
N/A		

Facility Location(s)

Facility Name / ID	Address	Zip Code	Ward	Main Phone No.
RPTAC/Main Office	441 4 th Street, NW, Suite 360N	20001	1	(202) 727-6860

Key Projects/Initiatives

Project/Initiative Name	Brief Description	Delivery Date
N/A		

Capital Program(s)

Project Name	Budget ID	Funding Source	Project Budget	Current Balance	Delivery Date
N/A					

Important/Significant Dates

Event	Brief Description	Delivery Date
Statutory Deadline	DC Code §47-825.01a(e)(7)(A) requires that all valuation appeals filed in the prior calendar year be completed by February 1 st of the each tax year.	February 1, 2015

Key Contracts

Project Name	Vendor Name	Total Contract Value	Contract Term
Electronic Filing	File and Serve Xpress	\$ 60,000	October 1, 2014 – Sept. 30, 2015

Key Agreement(s) / Memorandum(s) of Understanding

Project Name	Brief Description	Agreement Term
OAG	Legal Services/General Counsel	October 1, 2014 to Sept. 30, 2015
OCFO	Financial/Budget Support	October 1, 2014 to Sept. 30, 2015
OCTO	IT Support	October 1, 2014 to Sept. 30, 2015

Grant(s) Awarded (or Pending Award) to Agency

Grant Name	Name of Grantor	Total Grant Amount	Current Grant Balance	Grant Expiration
N/A				

Active Litigation(s)

Project Name	Brief Description
N/A	

Consent Decree(s)

Project Name	Brief Description	Agreement Term
N/A		