

# Property Tax Guidelines Washington, DC

## Important Dates

<i>Valuation Date</i>	January 1st per annual reassessment
<i>Tax Bills Due</i>	1st half installment – March 31st 2nd half installment – September 15th
<i>Income and Expense Filing</i>	All income producing properties are required to submit income and expense information by April 15 <sup>th</sup>
<i>Valuation Notice</i>	Valuation notices are issued on or before March 1st
<i>Appeal Deadline</i>	April 1st for First Level Assessor appeals. Real Property Tax Appeals Commission, no later than 45 days from the date of the First Level decision or September 30th (whichever occurs first).



### ABOUT NEWMARK VALUATION & ADVISORY

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

## Who is assessing?

Office of Tax and Revenue (OTR)

## How is the assessed value determined?

The assessed market value should be determined through the income approach, the sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

## Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

## What are the levels of appeal?

First Level Assessor Appeals  
Real Property Tax Appeals Commission (RPTAC)  
Superior Court of the District of Columbia