

Revised February 28, 2006

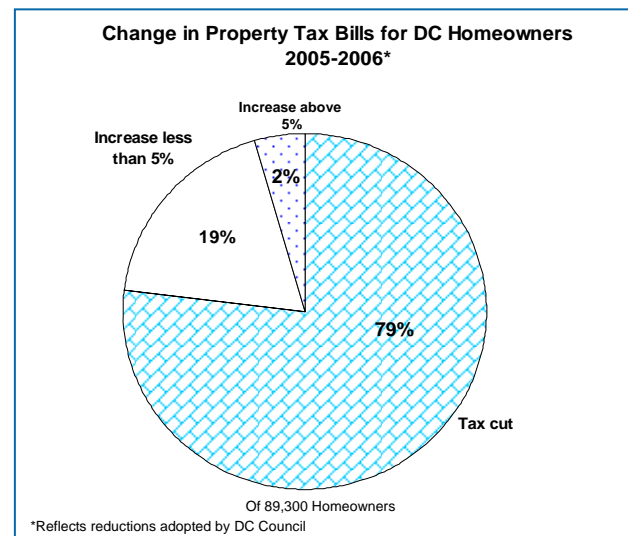
## PROPERTY TAX RELIEF WILL LEAVE 2006 TAX BILLS LOWER THAN 2005 TAX BILLS FOR MOST DC HOMEOWNERS

By Ed Lazere

In 2005, the DC Council approved several provisions to provide property tax relief to homeowners facing rising assessments. This includes an increase in the Homestead Deduction from \$38,000 to \$60,000, following a proposal from Mayor Williams. The Council also reduced the residential property tax rate from 96 cents per \$100 of assessed value to 92 cents, the first rate cut for homeowners since 1990.<sup>1</sup> Finally, the Council lowered the 12 percent cap on annual increases in a property's taxable assessment to 10 percent.

DC homeowners will receive substantial property tax relief as a result of these measures. Nearly four of five DC homeowners will pay less in property taxes in 2006 than they paid in 2005; for the remaining households, 2006 tax bills generally will be no more than five percent higher than 2005 bills.

The tax reductions adopted in 2005 are so substantial that 2007 tax bills for nearly half of all homeowners will remain lower than their 2005 bills. These are significant findings, considering that property assessments increased by double-digit amounts in nearly every DC neighborhood this year.



- The typical homeowner paid about \$1,400 in property tax in 2005. In 2006, the median property tax bill will be \$1,300, or \$100 less than in 2005.<sup>2</sup>
- For 71,000 of 89,000 DC homeowner households — 79 percent — property tax bills in 2006 will be smaller than 2005 bills.

<sup>1</sup> The rate reduction also applies to rental residential properties.

<sup>2</sup> The figures in this analysis do not include the impact of the so-called “triennial fix” that was also adopted in the 2006 budget. If this provision, which reduces property taxes for two-thirds of DC household, were included, it would show that 2006 tax bills are even lower than reflected here.

- An additional 19 percent of DC homeowners will face an increase of no more than five percent in their tax bill.
- Homeowners throughout DC will face significant property tax relief. In 43 of DC's 56 property tax neighborhoods, the median tax bill will be lower in 2006 than in 2005. (More information on property taxes at the neighborhood-level is provided below.)

These findings suggest that the adopted property tax relief measures will fully or significantly offset the impact of rising assessments for virtually all DC homeowners.

The impact of these tax reductions will keep tax bills at reduced levels in future years as well. Even if all homeowners face a maximum 10 percent increase in their tax bill in 2007, nearly half will continue to have smaller bills than in 2005.

- If tax bills increase 10 percent between 2006 and 2007 for all homeowners, the median tax bill in 2007 will be \$1,430. This is just two percent above the median property tax bill of \$1,400 in 2005. In other words, property taxes for the typical DC homeowner will remain essentially unchanged between 2005 and 2007, despite tremendous increases in home values during this period.
- For 46 percent of DC homeowners — some 40,000 households — property taxes in 2007 will remain lower than their 2005 property tax bill.
- An additional 34 percent of homeowners will have 2007 tax bills that are no more than 10 percent higher than their 2005 tax bill, representing an increase of less than five percent per year between 2005 and 2007.
- For most of the remaining 20 percent of DC homeowners, the property tax increase between 2005 and 2007 will be no more than seven percent per year.

## **Neighborhood-Level Data on the Property Tax**

The District of Columbia's property tax office divides the city into 56 neighborhoods for assessment purposes. Those neighborhoods are shown in Figure 2. Analysis of the impact of the recent property tax relief measures shows that the benefits are shared by all neighborhoods. As above, the figures above do not reflect the effects of a "triennial fix" adopted in 2006, which will reduce taxable assessments and tax bills for two-thirds of DC homeowners. Available data do not allow for an assessment of this provision.<sup>3</sup>

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<sup>3</sup> In 2002, when one-third of homes were transitioned from a triennial assessment system, the property tax cap was set at 25 percent. The tax cap also was 25 percent in 2003, when a second third of homes made this transition. The cap was lowered to 12 percent in 2004 for the final third of homes transitioning from triennial assessments. The "triennial fix" adopted this year requires the city to adjust the taxable assessments as if the 12 percent cap had been in effect starting in 2002. This will mean a reduction in taxable assessments for homeowners in the first and second groups.

## Property taxes in 2006

The typical, or median, property tax bill among DC homeowners in 2006 is \$1,297. At the neighborhood level, the median property tax bill ranged from as low as \$296 in Marshall Heights to over \$13,000 in Massachusetts Avenue Heights. (See Table 1.)

- In 21 of 56 neighborhoods, the median 2006 property tax bill is under \$1000.
- In 10 neighborhoods, the median is between \$1,000 and \$2,000.
- The typical tax bill is between 2,000 and \$4,000 in 17 neighborhoods, and it is higher than \$4,000 in 8 neighborhoods.

## Changes in Property Taxes Since 2005

As noted, most DC homeowners will pay less in property taxes in 2006 than in 2005 as a result of tax relief measures adopted by the DC Council. The impact of the tax cuts is substantial on every DC neighborhood. (See Tables 1 and 2.)

- In 39 neighborhoods, the typical homeowner will have a lower tax bill in 2006 than in 2005.
- In another six neighborhoods, the typical tax bill in 2006 will be essentially the same as in 2005.
- In the remaining 11 neighborhoods, the typical tax bill in 2006 will be modestly higher than in 2005. The increase in median taxes in these neighborhoods is no more than three percent.

In 2007, each homeowner's property tax bill will grow no more than 10 percent, regardless of the increase in home values. This is because the DC Council placed a 10 percent limit on annual increases in taxable assessments. As a result, tax bills for many DC homeowners in 2007 will continue to be lower than in 2005 or will be only modestly higher than their 2005 bill. (See Tables 1 and 3.)

- Even if every homeowner's tax bill rises by the maximum 10 percent in 2007, the median tax bill in 22 neighborhoods will be lower in 2007 than the median tax bill in 2005.
- In an additional 20 neighborhoods, the median 2007 bill will be no more than 10 percent higher than the median bill in 2005, representing an increase of less than five percent per year during this period.
- In the remaining 14 neighborhoods, the median tax bill in 2007 will be no more than 13.5 percent higher than in 2005, which means the typical tax bill will rise less than seven percent per year over the two-year period.

## Taxable Assessments

The median taxable assessment in the District — that is, the assessment after all the Homestead Deduction and the 10 percent cap — is \$159,300. This equals 56 percent of the full assessed value of the typical home — \$284,900. Because the assessed value as determined by the property tax office often is lower than full market value, this suggests that most DC homes are assessed for tax purposes well below their actual value. (See Table 4.)

Taxable assessments vary widely throughout the city. In Marshall Heights, the median taxable assessment in 2006 — taking into account the Homestead Deduction and the cap on taxable assessments — is about \$40,000. At the other end, the typical taxable assessment is \$1.5 million in Massachusetts Avenue Heights.

- The median taxable assessment is under \$100,000 in 14 neighborhoods.
- In an additional 15 neighborhoods, the median taxable assessment falls between \$100,000 and \$200,000.
- The median taxable assessment is between \$200,000 and \$400,000 in 12 neighborhoods and between \$400,000 and \$500,000 in an additional eight neighborhoods.
- The median taxable assessment is above \$500,000 in only seven DC neighborhoods.

**Table 1**  
**Median Homeowner Property Tax by Neighborhood, 2005-2007**

	Median Property Tax			Change, 2005 to 2006	Change, 2005 to 2006
	2005	2006	2007		
TOTAL	\$1,398	\$1,297	\$1,427	-7%	2%
16TH ST. HEIGHTS	\$1,397	\$1,295	\$1,425	-7%	2%
AMERICAN UNIV. PARK	\$3,652	\$3,667	\$4,033	0%	10%
ANACOSTIA	\$602	\$456	\$502	-24%	-17%
BARRY FARMS	\$527	\$370	\$407	-30%	-23%
BERKLEY	\$7,314	\$7,498	\$8,248	3%	13%
BOLLING AFB & NAVAL RES	\$430	\$352	\$388	-18%	-10%
BRENTWOOD	\$613	\$456	\$501	-26%	-18%
BRIGHTWOOD	\$1,107	\$986	\$1,085	-11%	-2%
BROOKLAND	\$896	\$765	\$842	-15%	-6%
BURLEITH	\$4,325	\$4,375	\$4,812	1%	11%
CAPITOL HILL	\$3,076	\$3,064	\$3,370	0%	10%
CENTRAL	\$1,980	\$1,911	\$2,102	-3%	6%
CHEVY CHASE	\$3,861	\$3,874	\$4,262	0%	10%
CHILLUM	\$1,081	\$965	\$1,062	-11%	-2%
CLEVELAND PARK	\$3,071	\$3,121	\$3,433	2%	12%
COLONIAL VILLAGE	\$3,141	\$3,112	\$3,424	-1%	9%
COLUMBIA HEIGHTS	\$1,317	\$1,197	\$1,317	-9%	0%
CONGRESS HEIGHTS	\$588	\$423	\$465	-28%	-21%
CRESTWOOD	\$4,083	\$4,105	\$4,515	1%	11%
DEANWOOD	\$463	\$333	\$366	-28%	-21%
ECKINGTON	\$1,306	\$1,193	\$1,313	-9%	1%
FOGGY BOTTOM	\$1,357	\$1,230	\$1,353	-9%	0%
FOREST HILLS	\$2,814	\$2,812	\$3,094	0%	10%
FORT DUPONT PARK	\$615	\$482	\$531	-22%	-14%
FORT LINCOLN	\$869	\$714	\$785	-18%	-10%
FOXHALL	\$3,675	\$3,749	\$4,124	2%	12%
GARFIELD	\$3,387	\$3,445	\$3,789	2%	12%
GEORGETOWN	\$5,232	\$5,304	\$5,835	1%	12%
GLOVER PARK	\$2,035	\$1,991	\$2,190	-2%	8%
HAWTHORNE	\$3,400	\$3,383	\$3,721	-1%	9%
HILLCREST	\$930	\$849	\$933	-9%	0%
KALORAMA	\$3,182	\$3,169	\$3,486	0%	10%
KENT	\$5,858	\$5,930	\$6,523	1%	11%
LEDROIT PARK	\$1,498	\$1,387	\$1,526	-7%	2%
LILY PONDS	\$575	\$429	\$472	-25%	-18%
MARSHALL HEIGHTS	\$457	\$296	\$325	-35%	-29%
MASS. AVE. HEIGHTS	\$13,789	\$13,480	\$14,828	-2%	8%
MICHIGAN PARK	\$967	\$890	\$979	-8%	1%

**Table 1 cont'd**  
**Median Homeowner Property Tax by Neighborhood, 2005-2007**

MOUNT PLEASANT	\$2,844	\$2,796	\$3,076	-2%	8%
N. CLEVELAND PARK	\$3,876	\$3,886	\$4,275	0%	10%
OBSERVATORY CIRCLE	\$2,601	\$2,563	\$2,819	-1%	8%
OLD CITY I	\$1,385	\$1,282	\$1,410	-7%	2%
OLD CITY II	\$1,863	\$1,786	\$1,964	-4%	5%
PALISADES	\$3,788	\$3,820	\$4,202	1%	11%
PETWORTH	\$903	\$753	\$828	-17%	-8%
R.L.A. SW	\$1,182	\$1,067	\$1,174	-10%	-1%
RANDLE HEIGHTS	\$660	\$496	\$546	-25%	-17%
RIGGS PARK	\$894	\$755	\$830	-16%	-7%
SHEPHERD PARK	\$2,501	\$2,438	\$2,682	-2%	7%
SPRING VALLEY	\$8,280	\$8,544	\$9,399	3%	14%
TAKOMA	\$891	\$770	\$847	-14%	-5%
TRINIDAD	\$573	\$414	\$456	-28%	-20%
WAKEFIELD	\$2,141	\$2,114	\$2,326	-1%	9%
WESLEY HEIGHTS	\$2,777	\$2,725	\$2,997	-2%	8%
WOODLEY	\$7,873	\$7,980	\$8,778	1%	11%
WOODRIDGE	\$831	\$686	\$755	-17%	-9%

**Table 2**  
**Changes in Property Tax Bills by Neighborhood, 2005 - 2006**

<b>Distribution of Homes by Change in Property Tax Bill</b>				
	<b>Tax Reduction</b>	<b>Tax Increase Of Less Than 5%</b>	<b>Tax Increase 5% to 10%</b>	<b>Tax Increase 10% or More</b>
16TH ST. HEIGHTS	95.4%	3.5%	0.1%	1.0%
AMERICAN UNIV. PARK	42.5%	55.6%	0.8%	1.1%
ANACOSTIA	98.7%	0.3%	0.0%	0.9%
BARRY FARMS	98.4%	0.0%	1.2%	0.4%
BERKLEY	16.1%	81.0%	1.9%	1.0%
BOLLING AFB & NAVAL RES	100.0%	0.0%	0.0%	0.0%
BRENTWOOD	99.8%	0.0%	0.2%	0.0%
BRIGHTWOOD	98.7%	0.4%	0.1%	0.9%
BROOKLAND	98.7%	0.1%	0.2%	1.1%
BURLEITH	37.5%	60.9%	0.4%	1.2%
CAPITOL HILL	63.5%	34.4%	0.3%	1.9%
CENTRAL	83.2%	14.4%	0.4%	2.0%
CHEVY CHASE	38.9%	60.2%	0.1%	0.9%
CHILLUM	98.5%	0.0%	0.2%	1.4%
CLEVELAND PARK	46.6%	50.1%	0.6%	2.7%
COLONIAL VILLAGE	53.9%	45.7%	0.0%	0.4%
COLUMBIA HEIGHTS	96.1%	1.4%	0.2%	2.3%
CONGRESS HEIGHTS	99.8%	0.0%	0.0%	0.1%
CRESTWOOD	19.3%	78.7%	0.3%	1.8%
DEANWOOD	99.1%	0.2%	0.3%	0.5%
ECKINGTON	98.3%	0.4%	0.0%	1.4%
FOGGY BOTTOM	79.3%	18.3%	0.0%	2.3%
FOREST HILLS	53.6%	43.8%	0.8%	1.9%
FORT DUPONT PARK	99.1%	0.2%	0.2%	0.4%
FORT LINCOLN	99.2%	0.5%	0.0%	0.3%
FOXHALL	42.8%	54.7%	0.4%	2.2%
GARFIELD	49.2%	48.5%	0.1%	2.2%
GEORGETOWN	31.3%	66.3%	0.8%	1.7%
GLOVER PARK	80.5%	16.8%	0.1%	2.7%
HAWTHORNE	54.5%	44.1%	0.7%	0.7%
HILLCREST	99.0%	0.2%	0.0%	0.8%
KALORAMA	58.8%	37.7%	1.5%	2.1%
KENT	14.9%	82.9%	1.2%	1.0%
LEDROIT PARK	97.2%	1.1%	0.2%	1.4%
LILY PONDS	99.6%	0.0%	0.3%	0.1%
MARSHALL HEIGHTS	99.5%	0.3%	0.0%	0.2%
MASS. AVE. HEIGHTS	4.7%	86.5%	6.8%	2.0%
MICHIGAN PARK	99.0%	0.0%	0.0%	1.0%

**Table 2 cont'd**  
**Changes in Property Tax Bills by Neighborhood, 2005 - 2006**

MOUNT PLEASANT	75.3%	22.3%	0.3%	2.1%
N. CLEVELAND PARK	36.0%	62.3%	0.4%	1.2%
OBSERVATORY CIRCLE	60.5%	37.6%	0.2%	1.7%
OLD CITY I	92.6%	5.0%	0.2%	2.2%
OLD CITY II	81.4%	15.7%	0.3%	2.6%
PALISADES	45.3%	52.4%	0.4%	1.9%
PETWORTH	98.5%	0.0%	0.1%	1.4%
R.L.A. SW	92.1%	6.3%	0.3%	1.3%
RANDLE HEIGHTS	99.8%	0.1%	0.1%	0.1%
RIGGS PARK	99.4%	0.0%	0.0%	0.5%
SHEPHERD PARK	89.9%	9.3%	0.0%	0.8%
SPRING VALLEY	3.8%	93.4%	0.3%	2.6%
TAKOMA	99.0%	0.2%	0.0%	0.8%
TRINIDAD	98.1%	0.1%	0.0%	1.8%
WAKEFIELD	68.2%	29.2%	0.5%	2.1%
WESLEY HEIGHTS	61.5%	35.9%	1.0%	1.6%
WOODLEY	30.3%	68.6%	1.1%	0.0%
WOODRIDGE	99.0%	0.1%	0.0%	0.8%

**Table 3**  
**Changes in Property Tax Bills by Neighborhood, 2005 – 2007**  
 (assumes every homeowner's tax bill rises 10% in 2007)

	Distribution of Homes by Change in Property Tax Bill			
	Tax Reduction	Tax Increase Of Less Than 5%	Tax Increase 5% to 10%	Tax Increase 10% to 14%
16TH ST. HEIGHTS	31.6%	39.6%	24.3%	4.6%
AMERICAN UNIV. PARK	0.6%	0.6%	41.2%	57.5%
ANACOSTIA	97.7%	0.8%	0.2%	1.3%
BARRY FARMS	97.1%	1.2%	0.0%	1.6%
BERKLEY	3.1%	2.1%	11.0%	83.9%
BOLLING AFB & NAVAL RES	80.0%	20.0%	0.0%	0.0%
BRENTWOOD	98.1%	1.7%	0.0%	0.2%
BRIGHTWOOD	46.2%	41.7%	10.8%	1.3%
BROOKLAND	79.0%	16.0%	3.7%	1.3%
BURLEITH	0.2%	1.0%	36.3%	62.5%
CAPITOL HILL	7.8%	6.9%	48.7%	36.5%
CENTRAL	32.8%	22.2%	28.2%	16.8%
CHEVY CHASE	4.1%	1.5%	33.2%	61.1%
CHILLUM	46.9%	44.8%	6.8%	1.5%
CLEVELAND PARK	12.1%	10.3%	24.2%	53.4%
COLONIAL VILLAGE	0.0%	1.3%	52.7%	46.1%
COLUMBIA HEIGHTS	46.1%	34.5%	15.5%	3.9%
CONGRESS HEIGHTS	98.7%	0.6%	0.5%	0.2%
CRESTWOOD	0.7%	0.0%	18.5%	80.7%
DEANWOOD	98.1%	0.8%	0.1%	0.9%
ECKINGTON	39.7%	44.8%	13.7%	1.7%
FOGGY BOTTOM	50.2%	11.3%	17.8%	20.7%
FOREST HILLS	27.3%	9.7%	16.5%	46.4%
FORT DUPONT PARK	96.9%	1.9%	0.3%	0.9%
FORT LINCOLN	98.0%	1.0%	0.3%	0.8%
FOXHALL	0.0%	1.1%	41.7%	57.2%
GARFIELD	8.2%	17.2%	23.7%	50.8%
GEORGETOWN	5.8%	7.9%	17.6%	68.7%
GLOVER PARK	31.5%	10.4%	38.6%	19.5%
HAWTHORNE	0.7%	0.4%	53.4%	45.5%
HILLCREST	43.9%	45.0%	10.1%	1.0%
KALORAMA	15.7%	12.6%	30.5%	41.2%
KENT	0.3%	0.8%	13.8%	85.1%
LEDROIT PARK	32.6%	40.7%	24.0%	2.8%
LILY PONDS	94.5%	4.8%	0.2%	0.4%
MARSHALL HEIGHTS	98.8%	0.5%	0.2%	0.5%
MASS. AVE. HEIGHTS	2.7%	0.7%	1.4%	95.3%
MICHIGAN PARK	26.1%	67.0%	5.8%	1.0%

**Table 3 cont'd**  
**Changes in Property Tax Bills by Neighborhood, 2005 - 2007**  
 (assumes every homeowner's tax bill rises 10% in 2007)

MOUNT PLEASANT	12.7%	10.7%	51.9%	24.7%
N. CLEVELAND PARK	2.2%	1.8%	32.0%	64.0%
OBSERVATORY CIRCLE	20.6%	11.5%	28.3%	39.5%
OLD CITY I	42.6%	25.6%	24.4%	7.4%
OLD CITY II	37.5%	18.5%	25.3%	18.6%
PALISADES	10.3%	2.4%	32.7%	54.7%
PETWORTH	88.1%	10.0%	0.3%	1.5%
R.L.A. SW	50.8%	20.7%	20.7%	7.9%
RANDLE HEIGHTS	97.9%	1.6%	0.2%	0.2%
RIGGS PARK	89.7%	9.5%	0.2%	0.6%
SHEPHERD PARK	0.6%	7.3%	82.0%	10.1%
SPRING VALLEY	0.0%	0.3%	3.5%	96.2%
TAKOMA	65.8%	29.5%	3.7%	1.0%
TRINIDAD	98.0%	0.0%	0.1%	1.9%
WAKEFIELD	32.7%	10.7%	24.8%	31.8%
WESLEY HEIGHTS	26.5%	8.9%	26.0%	38.5%
WOODLEY	1.6%	4.3%	24.3%	69.7%
WOODRIDGE	84.8%	12.8%	1.4%	1.0%

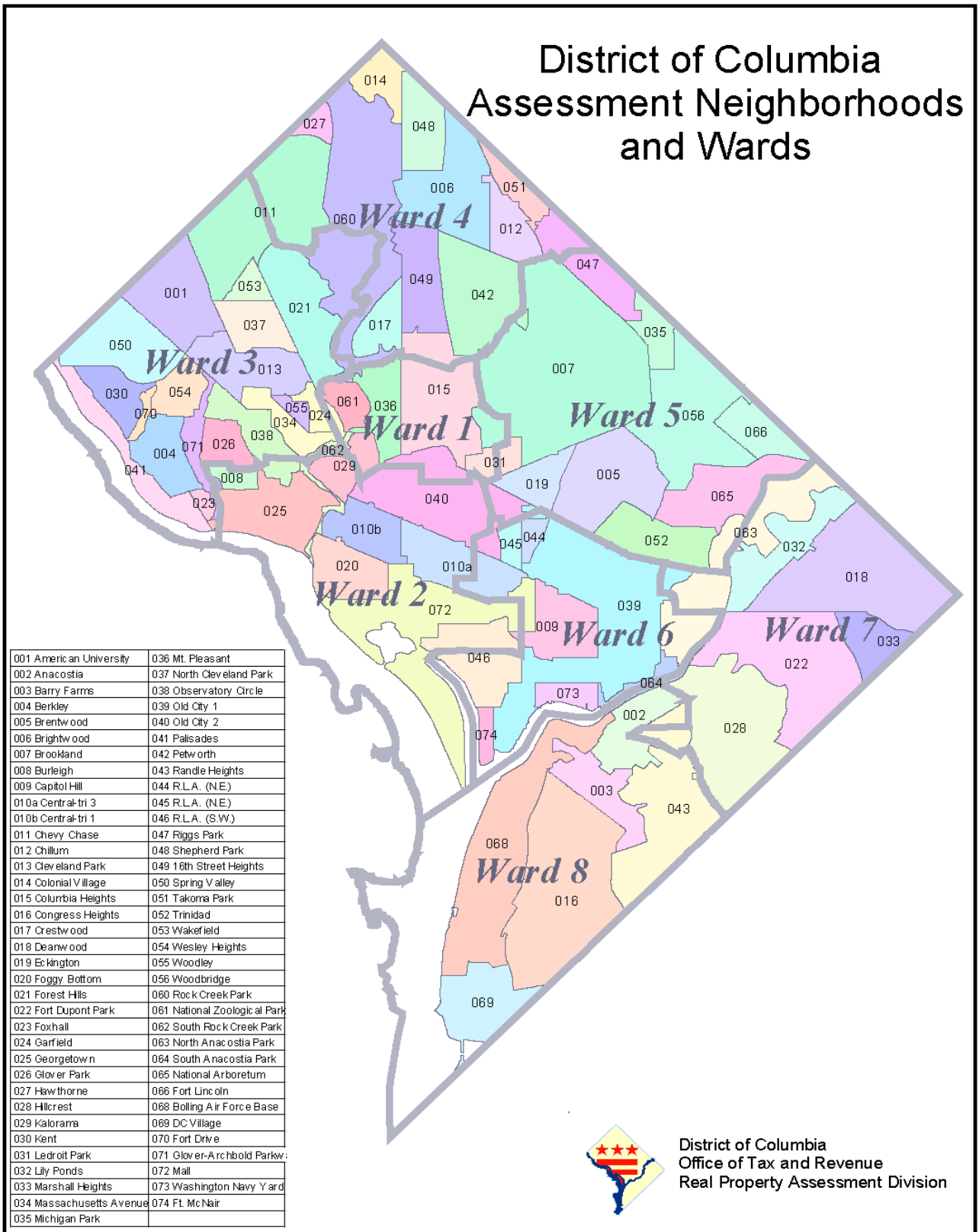
**Table 4  
Taxable Home Assessments in 2006 by Neighborhood**

	Number of Homes	Median Taxable Assessment	Distribution of Homes by Taxable Assessment			
			Under \$250,000	\$250,000 to \$500,000	\$500,000 to \$750,000	\$750,000 Or More
City wide	89,300	159,300	63.9%	21.8%	8.0%	6.5%
16TH ST. HEIGHTS	1,500	161,700	78.6%	19.0%	1.8%	0.7%
AMERICAN UNIV. PARK	2,000	422,300	1.4%	75.4%	20.5%	2.7%
ANACOSTIA	900	59,700	99.9%	0.1%	0.0%	0.0%
BARRY FARMS	200	43,900	100.0%	0.0%	0.0%	0.0%
BERKLEY	600	848,100	4.5%	15.1%	21.9%	58.6%
BOLLING AFB & NAVAL RES	5	60,800	100.0%	0.0%	0.0%	0.0%
BRENTWOOD	400	69,900	100.0%	0.0%	0.0%	0.0%
BRIGHTWOOD	3,000	143,000	93.9%	5.9%	0.1%	0.1%
BROOKLAND	4,000	103,700	98.3%	1.7%	0.0%	0.0%
BURLEITH	500	504,600	1.0%	48.7%	21.7%	28.6%
CAPITOL HILL	2,500	351,400	21.4%	58.5%	17.1%	3.0%
CENTRAL	1,700	218,100	58.2%	28.9%	7.4%	5.5%
CHEVY CHASE	4,500	444,300	5.9%	58.4%	29.4%	6.3%
CHILLUM	700	141,900	97.6%	2.4%	0.0%	0.0%
CLEVELAND PARK	1,800	450,600	28.8%	24.3%	19.7%	27.2%
COLONIAL VILLAGE	500	391,100	1.8%	76.7%	14.1%	7.3%
COLUMBIA HEIGHTS	3,700	146,600	87.3%	12.1%	0.6%	0.0%
CONGRESS HEIGHTS	2,000	52,300	100.0%	0.0%	0.0%	0.0%
CRESTWOOD	700	502,500	0.6%	49.1%	43.2%	7.2%
DEANWOOD	3,100	53,900	99.9%	0.0%	0.0%	0.0%
ECKINGTON	1,100	153,000	93.1%	6.9%	0.0%	0.0%
FOGGY BOTTOM	600	135,700	63.5%	21.9%	13.7%	0.9%
FOREST HILLS	1,500	367,300	41.8%	16.9%	10.6%	30.8%
FORT DUPONT PARK	2,100	67,200	99.9%	0.1%	0.0%	0.0%
FORT LINCOLN	400	90,500	100.0%	0.0%	0.0%	0.0%
FOXHALL	300	428,900	0.4%	71.7%	25.0%	2.9%
GARFIELD	900	446,500	33.0%	19.4%	32.6%	14.9%
GEORGETOWN	2,400	629,900	14.4%	21.5%	24.0%	40.1%
GLOVER PARK	1,100	271,700	46.7%	46.4%	6.5%	0.4%
HAWTHORNE	300	398,000	1.4%	81.0%	14.3%	3.2%
HILLCREST	2,500	148,500	96.0%	4.0%	0.0%	0.0%
KALORAMA	1,900	356,400	34.0%	28.7%	11.2%	26.1%
KENT	700	679,700	0.8%	24.1%	35.3%	39.8%
LEDROIT PARK	900	170,400	85.4%	13.9%	0.7%	0.0%
LILY PONDS	900	59,800	100.0%	0.0%	0.0%	0.0%
MARSHALL HEIGHTS	600	40,200	100.0%	0.0%	0.0%	0.0%
MASS. AVE. HEIGHTS	100	1,501,100	1.4%	0.0%	10.1%	88.5%
MICHIGAN PARK	800	160,200	98.7%	1.3%	0.0%	0.0%

**Table 4 cont'd**  
**Taxable Home Assessments in 2006 by Neighborhood**

MOUNT PLEASANT	2,200	325,400	27.5%	62.5%	9.3%	0.7%
N. CLEVELAND PARK	700	436,300	5.8%	67.1%	22.4%	4.7%
OBSERVATORY CIRCLE	900	327,700	34.7%	28.8%	15.6%	20.9%
OLD CITY I	8,000	155,300	76.8%	21.0%	1.8%	0.4%
OLD CITY II	6,700	201,700	59.3%	27.9%	8.9%	3.9%
PALISADES	800	437,000	14.3%	47.0%	25.0%	13.8%
PETWORTH	3,900	100,000	99.9%	0.1%	0.0%	0.0%
R.L.A. SW	1,100	127,900	76.8%	22.5%	0.7%	0.0%
RANDLE HEIGHTS	1,200	62,400	100.0%	0.0%	0.0%	0.0%
RIGGS PARK	2,200	105,500	99.9%	0.1%	0.0%	0.0%
SHEPHERD PARK	900	291,900	18.9%	78.2%	2.4%	0.5%
SPRING VALLEY	800	947,200	0.3%	4.8%	22.1%	72.9%
TAKOMA	600	110,800	98.8%	1.2%	0.0%	0.0%
TRINIDAD	1,300	58,500	100.0%	0.0%	0.0%	0.0%
WAKEFIELD	700	252,900	49.8%	29.2%	17.7%	3.2%
WESLEY HEIGHTS	1,500	353,900	38.2%	27.3%	16.8%	17.6%
WOODLEY	200	878,000	0.0%	0.5%	18.4%	81.1%
WOODRIDGE	2,000	99,000	99.1%	0.9%	0.0%	0.0%

# District of Columbia Assessment Neighborhoods and Wards



001 American University	036 Mt. Pleasant
002 Anacostia	037 North Cleveland Park
003 Barry Farms	038 Observatory Circle
004 Berkley	039 Old City 1
005 Brentwood	040 Old City 2
006 Brightwood	041 Palisades
007 Brookland	042 Petworth
008 Burleigh	043 Randle Heights
009 Capitol Hill	044 R.L.A. (NE.)
010a Central-tri 3	045 R.L.A. (NE.)
010b Central-tri 1	046 R.L.A. (S.W.)
011 Chevy Chase	047 Riggs Park
012 Chillum	048 Shepherd Park
013 Cleveland Park	049 16th Street Heights
014 Colonial Village	050 Spring Valley
015 Columbia Heights	051 Takoma Park
016 Congress Heights	052 Trinidad
017 Crestwood	053 Wakefield
018 Deanwood	054 Wesley Heights
019 Eckington	055 Woodley
020 Foggy Bottom	056 Woodbridge
021 Forest Hills	060 Rock Creek Park
022 Fort Dupont Park	061 National Zoologic al Park
023 Foxhall	062 South Rock Creek Park
024 Garfield	063 North Anacostia Park
025 Georgetown	064 South Anacostia Park
026 Glover Park	065 National Arboretum
027 Hawthorne	066 Fort Lincoln
028 Hillcrest	068 Bolling Air Force Base
029 Kalorama	069 DC Village
030 Kent	070 Fort Drive
031 Ledroit Park	071 Glover-Archbold Park
032 Lily Ponds	072 Mall
033 Marshall Heights	073 Washington Navy Yard
034 Massachusetts Avenue	074 Ft. McNair
035 Michigan Park	



District of Columbia  
Office of Tax and Revenue  
Real Property Assessment Division