



PROPERTY OWNER  
2345 R ST SE  
WASHINGTON DC 00000-0000

*Below are instructions for individuals with limited English Proficiency who need assistance. All others please turn to the next page for important information from the Office of Tax and Revenue.*



Language  
Assistance

Si necesita ayuda en Español, por favor llame al **(202) 727-4829** para proporcionarle un intérprete **de manera gratuita**.

Nếu quý vị cần giúp đỡ về tiếng Việt, xin gọi **(202) 727-4829** để chúng tôi thu xếp có thông dịch viên đến giúp quý vị **miễn phí**.

Si vous avez besoin d'aide en Français appelez-le **(202) 727-4829** et l'assistance d'un interprète vous sera **fournie gratuitement**.

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한국어로 언어 지원이 필요하신 경우 **(202) 727-4829** 로 연락을 주시면 **무료로** 통역이 제공됩니다.

如果您需要用(中文)接受幫助，請電洽 **(202) 727-4829** 將**免費**向您提供口譯員服務。

Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024







Date of Notice: April 29, 2021

Notice Number: L0005601897

Square Suffix Lot (SSL): 5624- -0821  
Premise Address:  
2345 R ST SE  
WASHINGTON DC 00000

Owner(s): EAGLE ACADEMY PUBLIC  
CHARTER SCHOOL  
Case ID: 804332



**THIS IS A NOTICE OF DELINQUENCY.**

**FAILURE TO PAY TAXES IMMEDIATELY MAY HAVE SERIOUS CONSEQUENCES,  
WHICH MAY INCLUDE LOSS OF TITLE TO THE PROPERTY.**

**Premise Address:** 2345 R ST SE WASHINGTON DC 00000

**Subject Property:** 5624- -0821

**TO AVOID TAX SALE YOU MUST PAY \$373,667.31 by May 31, 2021**

If you pay after May 31, 2021 but before the tax sale, please contact OTR at (202) 727-4TAX (4829) for an up-to-date amount to pay. Additionally, no residence or other property improved with a building will be sold for less than \$2,500.00, and no vacant land will be sold for less than \$200.00.

The amount that you must pay in order to avoid the tax sale may be less than the total amount owed on the real property account. This amount may include fees or fines due to other DC agencies that have been certified to the Office of Tax and Revenue to be included in a tax sale pursuant to D.C. Code § 47-1340.

According to the Mayor's tax roll, you own or may have an interest in the real property listed above. Notice is given that unless you pay the amount stated above or fall within one of the limited exemptions from the tax sale, the Office of Tax and Revenue may sell this real property at tax sale.

If the property is sold at tax sale, the purchaser may have the right to file a lawsuit to foreclose on the property. You must act now to avoid additional costs and significant expenses, as well as potential loss of title to the property.

Payment to the "DC Treasurer" may be made online at MyTax.DC.gov or mailed (**with payment coupon from tax bill**) to the Office of Tax and Revenue, P.O. Box 98095, Washington, DC 20090-8095 (**please write your square, suffix and lot numbers on the check and be certain the envelope is postmarked by May 31, 2021**). You should keep a copy of your proof of payment in case there is a later dispute about the payment.

**If payment is not made on or before May 31, 2021**, the amount listed on this notice may no longer be accurate. In that case, you must contact the Office of Tax and Revenue at (202) 727-4TAX (4829) to obtain an updated payoff amount.

**YOU MAY BE ELIGIBLE FOR ASSISTANCE, INCLUDING A HARDSHIP FORBEARANCE OR FREE LEGAL SERVICES. PLEASE SEE THE NEXT PAGE FOR ADDITIONAL INFORMATION.**

Should you have additional questions, please call the Customer Service Center for the Office of Tax and Revenue at (202) 727-4TAX (4829).





Notice Number: L0005601897

## RESOURCES FOR REAL PROPERTY TAXPAYERS IN THE DISTRICT OF COLUMBIA

**Real Property Tax Ombudsman.** Homeowners and other interested parties may be eligible for assistance from the Real Property Tax Ombudsman. If you need assistance with a tax sale or related property tax matters, contact the Real Property Tax Ombudsman at **(202) 727-1529** or via email to [realpropertytax@dc.gov](mailto:realpropertytax@dc.gov).

**Classification Disputes.** If your real property is classified as vacant or blighted and you believe this classification is incorrect, contact the Vacant Building Enforcement Unit of the Department of Consumer and Regulatory Affairs at (202) 442-4400 for information on how to appeal the property classification.

**Hardship Forbearance.** You may be eligible to defer, or postpone, payment of the past due amount. For information on how to apply for this deferral, please contact the Office of Tax and Revenue at (202) 727-4TAX (4829).

**Senior Citizen and Low-Income Tax Relief.** Senior citizens and low-income households may have additional rights to defer property taxes. If you think you may be eligible for this tax relief, please contact the Office of Tax and Revenue at (202) 727-4TAX (4829) for more information.

**Additional Legal Services.** Free and reduced-cost legal services may be available to low- and moderate-income households. You can get a list of service providers from the Real Property Tax Ombudsman (above).

**Housing Counseling Services.** The U.S. Department of Housing and Urban Development ("HUD") sponsors housing counseling agencies throughout the country that can provide advice on buying a home, renting, defaults, foreclosures, and credit issues. You can get a list of HUD-approved housing counseling agencies from the Real Property Tax Ombudsman (above).





Government of the District of Columbia  
 Office of the Chief Financial Officer  
 Office of Tax and Revenue

1101 4<sup>th</sup> Street, SW  
 Washington, DC 20024

Notice Number: L0005601897

**OUTSTANDING LIABILITIES**

Square	Suffix	Lot	Property Address			
5624		0821	475 SCHOOL ST SW			
Description			Tax	Penalty	Interest	Total
2020 Real Property Tax Bill			\$260,357.50	\$26,035.76	\$34,143.64	\$320,536.90
2019 Real Property Tax Bill			\$35,160.75	\$3,516.08	\$10,020.81	\$48,697.64
<b>Amount Due</b>						<b>\$369,234.54</b>

**Additional Information** (Please see reverse side for important information)

<b>If paid by: Apr 30, 2021 Amount due: \$369,234.54</b>	<b>If paid by: May 31, 2021 Amount Due: \$373,667.31</b>
<b>If paid by: May 15, 2021 Amount due: \$369,814.69</b>	<b>If paid by: Jun 15, 2021 Amount Due: \$374,247.46</b>

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 RETURN THIS PORTION WITH YOUR REMITTANCE AND/OR CORRESPONDENCE  
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PROPERTY OWNER  
 2345 R ST SE  
 WASHINGTON DC 00000-0000

**Media Number:** 92435342  
**Notice Number:** L0005601897  
**SSL:** 5624- -0821  
**Amount Due:** 369,234.54

OFFICE OF TAX AND REVENUE  
 REAL PROPERTY TAX  
 ADMINISTRATION  
 P.O. BOX 98095  
 WASHINGTON, DC 20090-8095

Amount Enclosed: \$    ,    ,    .

**Make check or money order payable to: DC TREASURER**  
 Please use the enclosed envelope and include your SSL

## ADDITIONAL INFORMATION

### **PAYMENTS:**

You must pay your outstanding liabilities immediately.

#### Pay Online

Make a secure **ACH** or **Credit Card** payment through the *MyTax.DC.gov* online portal:

1. From the *MyTax.DC.gov* homepage, click on the “Make a Real Property Payment” link and enter the Square, Suffix, Lot number, or Street Address.
2. Select the desired payment method (ACH or Credit Card).
3. Select the tax account for which you would like to make a payment.
4. Enter the appropriate information and submit the payment.
5. Retain the confirmation number for your records.

**Please note:** OTR accepts MasterCard, Visa, American Express, and Discover cards for credit card payments. There is a 2.5 percent convenience fee when making a credit card payment. The convenience fee does not apply to ACH payments. Also, the credit card payment amount is not to exceed \$100,000.00 (inclusive of 2.5 percent Convenience Fee) per transaction and is limited to a maximum of two (2) transactions per month.

#### Pay by Check

1. Make your check payable to the "DC Treasurer."
2. To ensure your payment is recorded accurately, you **must** write your **Square, Suffix, and Lot (SSL) number** on your check or money order.
3. If you are submitting payments for more than one property, you **must** include separate checks for each payment voucher.
4. Mail your check with the voucher at the bottom of this notice to: Office of Tax and Revenue, P.O. Box 98095, Washington, DC 20090-8095

### **PENALTY, INTEREST, AND FEES**

A \$65 fee will be assessed for each dishonored payment.