



PROPERTY OWNER
400 M ST SE
WASHINGTON DC 20003



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: August 12, 2022

Notice Number: L0008022949

Square Suffix Lot (SSL): 0825-S -0844
Premise Address:
400 M ST SE
WASHINGTON DC 20003

Owner(s): CAPPER SENIOR II
LIMITED PARTNERSHIP (IMPS) &
DISTRICT OF COLUMBIA HOUSING
AUTHORITY (LAND)



Case ID: 1169141

ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE

Premise Address: 400 M ST SE WASHINGTON DC 20003

Subject Property: 0825-S -0844

If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.

According to the Mayor's tax roll, you own or may have an interest in the real property listed above. Please follow the below instructions to redeem your property from tax sale and prevent a foreclosure lawsuit.

To redeem your property from the tax sale, you must pay all taxes owed, as well as any legal fees and expenses that may become due.

A tax bill is mailed to you during the month of August. You should pay the bill in full and on time.

If you are receiving this notice after October 31, 2022, or if you have not already paid your tax bill in full, you should contact the Office of Tax and Revenue ("OTR") at (202) 727-4TAX (4829) for a current tax bill and up-to-date payoff amount.

After you have paid your taxes, you should call OTR to confirm that you have redeemed your property. Keep a copy of your proof of payment in case there is a later dispute about the payment.

If you have not paid all taxes within four months after the Tax Sale Date stated above, an additional \$381.50 may be added to reimburse the purchaser for some costs.

If you do not redeem the property within six months of the Tax Sale Date stated above, the tax sale purchaser may file a lawsuit against you to obtain title to the property.

If the purchaser files a foreclosure lawsuit, you will be responsible for legal fees and expenses that may total thousands of dollars. You may also lose title to the property.

For further information on how to redeem, please read our Real Property Owner's Guide to the Tax Sale Redemption Process, available on our website at www.otr.cfo.dc.gov/page/real-property-tax-sale. You may also request a copy by visiting or writing to our Office of Tax and Revenue 1101 4th Street SW, Suite W550, Washington, DC 20024.

YOU MAY BE ELIGIBLE FOR FREE LEGAL SERVICES OR OTHER ASSISTANCE. SEE THE NEXT PAGE FOR MORE INFORMATION.



Should you have additional questions, please call OTR's Customer Service Center at (202) 727-4TAX (4829).



Notice Number: L0008022949

RESOURCES FOR REAL PROPERTY TAX PAYERS 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.

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).





CAPPER SENIOR II LIMITED PARTNERSHIP (IMPS)
1133 N CAPITOL ST NE
WASHINGTON DC 20002-7549



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