

My name is david chitlik. I have overseen the property tax department (domestic and international) for Marriott for 16 yr. I started my professional career as the chief assessor for the city of alex and I currently serve as the chair of the alex boe. I hold the CAE (Certified Assessment Evaluator designation) offered from the IAAO. Overall, I have a total of 41 years of property tax experience.

I have devoted a lot of my efforts toward finding “best practices” and attempting to incorporate them into various jurisdictions. As I look at DC, one of the biggest issues I see is the large gap between the tax rate to commercial property owners compared to neighboring jurisdictions. And given that DC is competing with both MD and VA for the shrinking number of high value commercial users, it’s approaching an economic crisis. The answer is simple – Close the gap by lowering the class 2 rate and simplify the tax structure – now there are too many different taxes – that make administration challenging.

AOBA has testified numerous times about the need for improving the tax administration system; specifically the real estate tax assessment office. Training and providing adequate resources is critical and has been overlooked in the past. Being business “friendly” should start with helping taxpayers understand what they owe and when issues arise, the City should not immediately treat the taxpayer as a criminal! (Ironically, even when the City initiated the error, the taxpayer is assumed at fault and must prove they are compliant.)

DAVID J. CHITLIK, CAE

PROFESSIONAL EXPERIENCE

- October 2007
to Present **Senior Director, Property Tax Consulting, Marriott International, Inc.**
After overseeing the transition of the Sales Tax and Property Tax Compliance functions to another state, retained responsibility for managing the real estate tax appeal process at Marriott HQ. Manage staff of 6.
- May 1997
to
October 2007 **Senior Director, Lodging Sales & Property Tax, Marriott International, Inc.**
As an integral member of the Lodging Finance team, improved department structure and overall effectiveness. Built and maintained strong relationships with ownership groups as well as field and headquarters-based customers. Led and developed department directors and managers responsible for Sales & Use, Real Estate, and Personal Property tax compliance, consulting, and audit functions. Management oversight for staff of more than 20 associates.
- September 1989
to
May 1997 **Principal Consultant-- Mid-Atlantic Region, Marvin F. Poer and Company**
Assured client expectations were met by dealing with highly complex tax appeals, audits, and other state and local tax issues. Developed and maintained relationships with owners of very large, complex properties, government agencies and professional associations. This position represented the highest level of achievement and reputation within the company. Mentored staff and oversaw the delivery of client services throughout the region (MD, VA, DC).
- August 1986
to
September 1989 **Senior Valuation Consultant, Mid-Atlantic Region, Tenenbaum-Hill Associates**
Responsible for technical real estate tax appeal analysis and client support for properties located in the following states: Virginia, Maryland, Pennsylvania, North Carolina, West Virginia, Delaware, and the District of Columbia. Managed office in District of Columbia including sales support, property record-keeping and new business development functions.
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- October 1975
to
July 1986 **Director of Real Estate Assessments, City of Alexandria, Virginia**
Administered and supervised the program for annual appraisal of 34,000 real estate parcels for ad valorem taxation purposes considering both fair market value and equity; provided technical support to City Council, other City departments, and Board of Equalization; testified at Court as expert witness regarding real property values; testified at General Assembly as needed regarding real estate-related legislation; liaised with taxpayers to provide understanding of assessment process; made public speeches and provided programs to community as requested; supervised five professionals and four support staff.
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- March 1975
to
October 1975 **Acting Director and Senior Appraiser, City of Alexandria, Virginia**
In addition to all duties of Director as described above, responsible for appraisal of all residential parcels and support of appraisals through review process; coordinated creation and design of a computer-assisted mass appraisal system and supervised implementation of system into assessment process.
- June 1972
to
March 1975 **Appraiser, City of Alexandria, Virginia**
Responsible for residential and commercial appraisals and support of appraisals through review process; assisted Board of Equalization; performed data collection and data analysis.

EDUCATION University of Virginia, Charlottesville, VA -- BA Economics, June 1972

INDUSTRY ACTIVITIES

- Member, International Association of Assessing Officers (IAAO) -- CAE Designation #767 (since 1972)
- Member and Past President, Virginia Association of Assessing Officers (VAAO; since 1972)
- Chair, District of Columbia Apartment and Office Building Association (AOBA) Tax Policy Cmte (since 1992): advocate for continuous process improvement of the real estate assessment function for the District of Columbia
- Chair, City of Alexandria Board of Equalization (since 2009)
- Charter Member, Council on State Taxation (COST) Property Tax Cmte: assist national association in advocating for real estate assessment process improvements and best practices in various states
- Member, International Property Tax Institute (IPTI) Corporate Advisory Board; speaking engagements and planning assistance toward efforts to improve property tax administration and valuation worldwide.