

Expose Bk467p191

Tax Records

Submitted in response to
summons case 2012-13064,
on September 24, 2012, by
Anthony Miner O'Connell,
Trustee

Why does Judge Smith not recognize my responses to the Complaint? Why is it OK?
"1. The material facts set forth in the Complaint filed by Plaintiff in this action are
deemed to be admitted by Defendant Anthony M. O'Connell pursuant to Va. Sup. Ct.
Rule 1:4(e);- **based on the failure of Defendant Anthony M. O'Connell to deny
such facts** in the responsive pleading filed by him, entitled "Response to Summons
Served on September 8, 2012." . . .
ENTERED this 25th day of January, 2013. (Seal of Chief Judge Dennis J. Smith)."

1975

6

1975 Assessments

① FRANCONIA ROAD

3.3365 acres

090-2-01-0085

land 26,690

bldg 5,855

32,545

② ACCOTINK PROP.

15 acres

090-4-01-0017

land 30,000

1988

DETACH HERE AND RETURN UPPER PORTION WITH PAYMENT. IF STAMPED PAID RECEIPT DESIRED, DO NOT SEPARATE - RETURN BOTH PARTS.

RECEIPT FOR FIRST INSTALLMENT
FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX BILL - TAX YEAR 1988

DESCRIPTION OF PROPERTY
4026 0454 15 AC
ACCOTINK STATION WB201 109

1975 Will

BILL CONTROL NO. 400083332
MAP NO. 0904 01 0017
DISTRICT NO. 040000
TAX RATE 1.30

LAND VALUE 300,000
IMPROVEMENTS VALUE 000
TOTAL VALUE 300,000

REAL ESTATE TAX 3,900.00
REFUSE TAX .00
SPECIAL TAX .00
TOTAL ANNUAL TAX 3,900.00

AMOUNT DUE BY
07/28/88
1,950.00

JANUARY FIRST OWNER

PENALTY FOR LATE PAYMENT

195.00

NOTE: IF CHECK IN PAYMENT IS NOT HONORED BY BANK, THIS RECEIPT IS VOID.

IF YOU ARE MAKING MONTHLY PAYMENTS FOR YOUR REAL ESTATE TAXES TO A MORTGAGE COMPANY, PLEASE FORWARD THIS BILL TO THEM.

THIS BILL REPRESENTS AN INSTALLMENT DUE ON THE PROPERTY DESCRIBED ABOVE. BY ORDINANCE OF THE COUNTY BOARD OF SUPERVISORS, COUNTY TAXES ON REAL ESTATE ARE DUE AND PAYABLE IN TWO INSTALLMENTS AS FOLLOWS: JULY 28 AND DECEMBER 5 OF EACH YEAR. UPON FAILURE TO PAY ANY INSTALLMENT WHEN DUE, A PENALTY OF 10% WILL BE ADDED. INTEREST WILL ACCRUE ON TAX AND PENALTY AT THE RATE OF 10% PER ANNUM.

PAYMENTS WILL BE APPLIED TO UNPAID CHARGES ON FIRST INSTALLMENT BEFORE CREDITING SECOND INSTALLMENT.

PLEASE EXAMINE THIS BILL, AND SEE THAT THE DESCRIPTION OF THE PROPERTY IS CORRECT. IF YOU HAVE SOLD THIS PROPERTY, FORWARD THIS BILL TO THE PROPER PARTY. IMMEDIATELY ADVISE THE OFFICE OF ASSESSMENTS OF ANY CHANGE IN NAME OR ADDRESS.

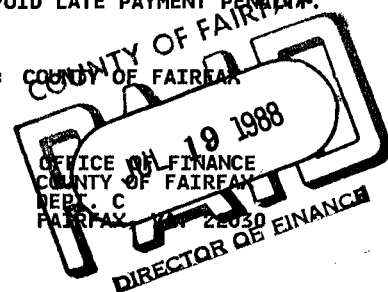
THE ASSESSED VALUES SHOWN ABOVE REPRESENT 100% OF THE MOST RECENT APPRAISAL OF THE MARKET VALUE OF THIS PROPERTY.

U.S. POSTAL SERVICE POSTMARK MUST BE ON OR BEFORE DUE DATE TO AVOID LATE PAYMENT PENALTY.

PAYABLE TO: COUNTY OF FAIRFAX

MAIL TO:

O CONNELL JEAN M EXRX AND
JEAN M
CARE ANTHONY M O CONNELL
2337 S 13TH ST
ST LOUIS MISSOURI 63104



RECEIPT INFORMATION

TAX	PENALTY	INTEREST	TOTAL

DETACH HERE AND RETURN UPPER PORTION WITH PAYMENT. IF STAMPED PAID RECEIPT DESIRED, DO NOT SEPARATE - RETURN BOTH PARTS.

RECEIPT FOR SECOND INSTALLMENT
FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX BILL - TAX YEAR 1988

DESCRIPTION OF PROPERTY

4026 0454 15 AC

ACCOTINK STATION WB201 109

1975 Will

BILL CONTROL NO. 400184384
MAP NO. 0904 01 0017
DISTRICT NO. 040000
TAX RATE 1.30

LAND VALUE 300,000
IMPROVEMENTS VALUE 000
TOTAL VALUE 300,000

REAL ESTATE TAX 3,900.00
REFUSE TAX .00
SPECIAL TAX .00
TOTAL ANNUAL TAX 3,900.00

AMOUNT DUE BY
12/05/88
1,950.00

JANUARY FIRST OWNER

PENALTY FOR LATE PAYMENT

195.00

NOTE: IF CHECK IN PAYMENT IS NOT HONORED BY BANK, THIS RECEIPT IS VOID.

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THE ASSESSED VALUES SHOWN ABOVE REPRESENT 100% OF THE MOST RECENT APPRAISAL OF THE MARKET VALUE OF THIS PROPERTY.

U.S. POSTAL SERVICE POSTMARK MUST BE ON OR BEFORE DUE DATE TO AVOID LATE PAYMENT PENALTY.

PAYABLE TO: COUNTY OF FAIRFAX
MAIL TO: NOV 7 1988
OFFICE OF FINANCE
COUNTY OF FAIRFAX
DEPT. C
FAIRFAX, VA. 22030

O CONNELL JEAN M EXRX AND
JEAN M
CARE ANTHONY M O CONNELL
2337 S 13TH ST
ST LOUIS MO 63104

FAIRFAX
COUNTY

RECEIPT INFORMATION			
TAX	PENALTY	INTEREST	TOTAL

1989

FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX BILL
FIRST INSTALLMENT BILL TAX YEAR 1989

BILL CONTROL 400262041

FIRST INSTALLMENT DUE 1,785.00

400262041000001785000000000000000000000000

O CONNELL JEAN M EXRX AND
JEAN M
CARE ANTHONY M O CONNELL
6541 FRANCONIA RD
SPRINGFIELD VA 22150

AMOUNT DUE BY 07/28/89 1,785.00

PENALTY FOR LATE PAYMENT	178.50
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PAYMENTS REC'D THRU 06/06/89
CREDITS

.00
.00

MAP NUMBER			DISTRICT	YEAR
0904 01 0017			040000	1989
TAXES PAID	PENALTY PAID	INTEREST PAID	TOTAL PAID	TYPE

DETACH HERE AND RETURN UPPER PORTION WITH PAYMENT. IF STAMPED PAID RECEIPT DESIRED, DO NOT SEPARATE - RETURN BOTH PARTS.

RECEIPT FOR FIRST INSTALLMENT
FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX BILL - TAX YEAR 1989

DESCRIPTION OF PROPERTY	
4026 0454	15 AC
ACCOTINK STATION WB201	109

1975 Will

AMOUNT DUE BY 07/28/89
1,785.00

PENALTY FOR LATE PAYMENT	178.50
--------------------------	--------

LAND VALUE	300,000	REAL ESTATE TAX RATE	1.19
IMPROVEMENTS VALUE	000	COMMUNITY CTR. TAX RATE	.00
TOTAL VALUE	300,000	LEAF COLL. TAX RATE	.00

JANUARY FIRST OWNER

TOTAL TAX RATE 1.19

REAL ESTATE TAX	3,570.00
COMMUNITY CTR. TAX	.00
LEAF COLL. TAX	.00
REFUSE FEE	.00
SPECIAL FEE	.00
TOTAL TAX	3,570.00

NOTE: IF CHECK IN PAYMENT IS NOT HONORED BY BANK, THIS RECEIPT IS VOID.

IF YOU ARE MAKING MONTHLY PAYMENTS FOR YOUR REAL ESTATE TAXES TO A MORTGAGE COMPANY, PLEASE FORWARD THIS BILL TO THEM.

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IF YOU HAVE ANY QUESTIONS CONCERNING THE AMOUNT DUE, PLEASE CALL THE OFFICE OF FINANCE, 591-8598.

U.S. POSTAL SERVICE POSTMARK MUST BE ON OR BEFORE DUE DATE TO AVOID LATE PAYMENT PENALTY.

PAYABLE TO: COUNTY OF FAIRFAX

O CONNELL JEAN M EXRX AND
JEAN M
CARE ANTHONY M O CONNELL
6541 FRANCONIA RD
SPRINGFIELD VA 22150

MAIL TO: OFFICE OF FINANCE
COUNTY OF FAIRFAX
DEPT. C
FAIRFAX, VA. 22030

RECEIPT INFORMATION

BILL CONTROL		MAP NUMBER		DISTRICT
400262041		0904 01 0017		040000
TAXES PAID	PENALTY PAID	INTEREST PAID	TOTAL PAID	

1990

PRESORTED

090

4 01

0017

T
O

O CONNELL JEAN M EXRX AND
JEAN M
CARE ANTHONY M O CONNELL
6541 FRANCONIA RD
SPRINGFIELD VA 22150

UNDELIVERED
TO
FORWARDING
BLS

Hand Delivered 11/1/90 - Office Visit
D. E. Director

THIS IS NOT
A TAX BILL.

NOTICE OF ASSESSMENT CHANGE
COUNTY OF FAIRFAX, VIRGINIA
OFFICE OF ASSESSMENTS
REAL ESTATE DIVISION

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030
TELEPHONE 703-591-8599

MAP REFERENCE				DISTRICT OR TOWN	LOCAL DIST.	SMALL DIST.	DATE		
PLAT NUMBER	SUB. DIV.	BLK.	PARCEL OR LOT NUMBER				MO.	DAY	YR.
090	4	01	0017	04	00	00	03	22	90

PRIOR ASSESSMENT

VALUE OF LOT OR LAND	15.0000AC 4026-0454 ACCOTINK STATION WB201 109
\$ 300,000	
VALUE OF BUILDINGS OR IMPROVEMENTS	00000
\$	
TOTAL VALUE	
\$ 300,000	

CURRENT ASSESSMENT

VALUE OF LOT OR LAND	
\$ 600,000	
VALUE OF BUILDINGS OR IMPROVEMENTS	
\$	
TOTAL VALUE	
\$ 600,000	

NAME AND ADDRESS OF OWNER

O CONNELL JEAN M EXRX AND
JEAN M
CARE ANTHONY M O CONNELL
6541 FRANCONIA RD
SPRINGFIELD VA 22150

YOUR ASSESSMENT HAS BEEN
REVISED TO THE FIGURES INDI-
CATED FOR: **1990**

REFER TO THIS
NUMBER **6**

REASON FOR
CHANGE

IF YOUR ADDRESS HAS BEEN CHANGED OR IS
INCORRECT, PLEASE NOTIFY THIS OFFICE
IMMEDIATELY

EXPLANATION OF ABOVE REASON FOR CHANGE

No. 1 Construction completed
2 Construction partially completed
3 Change in amount of acreage or square footage
4 New subdivision lot or acreage parcel
5 Lot 100% Developed
6 Reassessment
7 Reappraisal
8 Partial lot assessment

Hand Delivered 11/1/90 - Office Visit
D. E. Director

UNITS SUBJECT
TO REUSE TAX

THIS IS NOT
A TAX BILL

NOTICE OF ASSESSMENT CHANGE
COUNTY OF FAIRFAX, VIRGINIA
OFFICE OF ASSESSMENTS
REAL ESTATE DIVISION

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030
TELEPHONE 703-591-8599

MAP REFERENCE				PARCEL OR LOT NUMBER
PLAT NUMBER	SUB. DIV.	BLK.		
090	14	01		0017

DISTRICT OR TOWN	LOCAL DIST.	SMALL DIST.
04	00	00

DATE		
MO	DAY	YR.
03	22	90

PRIOR ASSESSMENT

VALUE OF LOT OR LAND
\$ 300,000
VALUE OF BUILDINGS OR IMPROVEMENTS
\$
TOTAL VALUE
\$ 300,000

LEGAL DESCRIPTION
15.0000AC 4026-0454
ACCOITINK STATION
WB201 109
00000

CURRENT ASSESSMENT

VALUE OF LOT OR LAND
\$ 600,000
VALUE OF BUILDINGS OR IMPROVEMENTS
\$
TOTAL VALUE
\$ 600,000

NAME AND ADDRESS OF OWNER
O CONNELL JEAN M EXRX AND
JEAN M
CARE ANTHONY M O CONNELL
6541 FRANCONIA RD
SPRINGFIELD VA 22150

YOUR ASSESSMENT HAS BEEN
REVISED TO THE FIGURES INDICATED FOR:

1990

REASON FOR CHANGE

REASON FOR CHANGE

IF YOUR ADDRESS HAS BEEN CHANGED OR IS
INCORRECT, PLEASE NOTIFY THIS OFFICE
IMMEDIATELY

EXPLANATION OF ABOVE REASON FOR CHANGE

- No. 1. Construction completed
2. Construction partially completed
3. Change in amount of acreage or square footage

4. New subdivision lot or acreage parcel
5. Lot 100% Developed
6. Reassessment

UNITS SUBJECT TO REFUSE TAX

7. Reason
8. Partial lot assessment

If more than one number appears in the red block, this would indicate that the change is due to a combination of the above reasons.
PLEASE SEE EXPLANATION ON REVERSE SIDE

COUNTY OF FAIRFAX
OFFICE OF FINANCE
4080 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

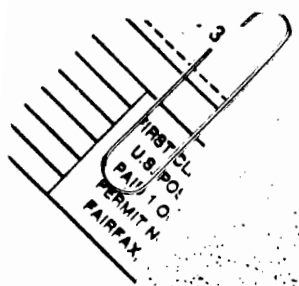
O CONNELL JEAN M EXRX AND
JEAN M
CARE ANTHONY M O CONNELL
6541 FRANCONIA RD
SPRINGFIELD VA 22150

RETURNED TO SENDER
UNDELIVERABLE
AS ADDRESSED
FORWARDING
ORDER EXPIRED

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



U.S. POSTAGE
021
METER 2846283



NOTE 3

Anthony O'Connell
6541 Franconia Road
Springfield, Virginia 22150
November 1, 1990

Ms. Dena M. Siri, CAE
Director, Real Estate Division
Office of Assessments
4100 Chain Bridge Road
Fairfax, Virginia 22030
(703) 246-4805

Dear Ms. Siri:

Thank you for solving the problem concerning the missing
3/22/90 assessment and 6/21/90 notice for 90-4-001-17.

The acting Post Master, Mr. Jeffery Gray, tells me that
the mail carriers were correct in not delivering the documents
because it is "addressed to Jean O Connell".

Pursuant to our telephone conversation today, would you
please change the name and address to that as written above?

It was a pleasure to visit with you.

I don't understand why it was
not delivered when it is
addressed to: "Care Anthony
O'Connell" at Anthony
O'Connell's address .

Sincerely,

Tony O'Connell
Anthony O'Connell, Trustee

Copies to:

Mr. Jeffery Gray, Acting Post Master
U.S. Postal Service
7051 Brookfield Plaza
Springfield, Virginia 22150
(703) 451-1533

Mr. Leon L. Greise
Deputy Director, Office of Finance
4080 Chain Bridge Road
Fairfax, Virginia 22030
(703) 246-2955

PLEASE DO NOT SEPARATE IF YOU WANT A RECEIPT. IF YOU DO NOT WANT A RECEIPT, RETURN ONLY THE TOP PORTION.

RECEIPT FOR SECOND INSTALLMENT
FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX - TAX YEAR 1990

DESCRIPTION OF PROPERTY

4026 0454 15 AC
ACCOTINK STATION WB201 109

1975 Will

NOV 2 1990

DIRECTOR OF FINANCE

LAND VALUE 600,000
IMPROVEMENTS VALUE 000
TOTAL VALUE 600,000

REAL ESTATE TAX RATE 38.110
COMMUNITY CTR. TAX RATE .000
LEAF COLL. RATE .000

REAL ESTATE TAX 6,660.00
COMMUNITY CTR. TAX .00
LEAF COLL. .00
REFUSE COLL. .00
SPECIAL FEE .00
TOTAL 6,660.00

AMOUNT DUE BY 12/05/90
7,147.40

PENALTY FOR LATE PAYMENT
333.00

TRUST U/W HAROLD A. O'CONNELL
ANTHONY M. O'CONNELL, TRUSTEE
6541 FRANCONIA ROAD PH. 703-971-2855
SPRINGFIELD, VA. 22150

5-89

188



Fairfax County

\$ 7,086.23

Seven thousand, eight hundred and twenty three dollars

DOLLARS

Continental Federal
SAVINGS BANK

REAL ESTATE TAX
ACCT 1990

Anthony M. O'Connell
Trustee

256072675:2300119380220 0188

THIS RECEIPT IS VOID.

PLEASE FORWARD THIS BILL TO THEM.

OF THE COUNTY BOARD OF
LAW: JULY 28 AND DECEMBER 5
DATED. INTEREST WILL ACCRUE

INSTALLMENT.

YOU HAVE SOLD THIS PROPERTY,
ANY CHANGE IN NAME OR ADDRESS.

591-8598.

OR
NATLTY.

PAIDABLE TO: COUNTY OF FAIRFAX

O'CONNELL JEAN M EXRX AND
JEAN M
CARE ANTHONY M O'CONNELL
6541 FRANCONIA RD
SPRINGFIELD VA 22150

MAIL TO: OFFICE OF FINANCE
COUNTY OF FAIRFAX
DEPT. C
FAIRFAX, VA. 22030

RECEIPT INFORMATION

BILL CONTROL	MAP NUMBER	DISTRICT
400552885	0904 01 0017	040000
TAXES PAID	PENALTY PAID	INTEREST PAID
6660.00	333.00	93.23
TOTAL PAID	7086.23	

VOUCHER #	PYMT CODE	INVOICE NUMBER(S) / REMITTANCE DESCRIPTION	AMOUNT
VP39701A	4#	OVERPAYMENT-PENALTY#	333.00
VP39701B	4#	INTEREST#	93.23
PHONE INQUIRIES		145-389080	11/16/90
		CHECK NUMBER	CHECK DATE
		426.23	0.00
		GROSS AMOUNT	TOTAL DISCOUNT
			426.23
			TOTAL PAID

PAYMENT CODES

1. YOUR INVOICE
2. TRAVEL REIMBURSEMENT
3. TRAVEL ADVANCE
4. REFUND - OVERPAYMENT OF REAL ESTATE TAX
5. REFUND - OVERPAYMENT OF PERS. PROP. TAX
6. REFUND - INSTRUCTIONAL CLASS
7. REFUND - VEHICLE LICENSE
8. WORKER'S COMPENSATION
9. OTHER - SEE DESCRIPTION COLUMN

COUNTY OF FAIRFAX, VIRGINIA

REMOVE THIS STRIP

REMOVE THIS STRIP

COUNTY OF FAIRFAX, VIRGINIA

GENERAL DISBURSEMENT ACCOUNT

CHECK NUMBER 145-389080

DATE 11-16-90

VOID AFTER 90 DAYS

PAY FOUR HUNDRED TWENTY SIX DOLLARS AND TWENTY THREE CENTS

TO THE ORDER OF

JEAN M O'CONNELL
ANTHONY M O'CONNELL TR
6541 FRANCONIA RD
SPRINGFIELD VA 22150

\$ *****426.23

COUNTY EXECUTIVE DIRECTOR OF FINANCE

SOVRAN BANK
BEDFORD OPERATIONS CENTER
BEDFORD, VIRGINIA

389080 0514006461 0944 3419

1991

Return top portion with payment. Cancelled check will be your receipt. Retain bottom portion for your records.

FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX BILL - TAX YEAR 1991

DESCRIPTION OF PROPERTY

4026 0454 15 AC
ACCOTINK STATION WB201 109

1975 Will

P 6/26/91
3,330.00

AMOUNT DUE BY 07/28/91
3,330.00

PENALTY FOR LATE PAYMENT
333.00

LAND VALUE 600,000
IMPROVEMENTS VALUE 000
TOTAL VALUE 600,000

REAL ESTATE TAX RATE 1.110
COMMUNITY CTR. TAX RATE .000
LEAF COLLECTION RATE .000

REAL ESTATE TAX 6,660.00
COMMUNITY CTR. TAX .00
LEAF COLLECTION .00
REFUSE COLLECTION .00
SPECIAL FEE .00
TOTAL 6,660.00

JANUARY FIRST OWNER

TOTAL TAX RATE

1.110

check 7/25/91

If you are making monthly payments for your real estate taxes to a mortgage company, please forward this bill to them.

This bill represents an installment due on the property described above. By ordinance of the County Board of Supervisors, county taxes on real estate are due and payable in two installments as follows: July 28 and December 5 of each year. Upon failure to pay any installment when due, a penalty of 10% will be added. Interest will accrue on tax and penalty at the rate of 10% per annum.

If you want to pay by credit card (VISA/Master Card only), please call (703) 352-3310. A 2.25% service charge will be added.

Please examine this bill, and verify that the description of the property is correct. If you have sold this property, forward this bill to the proper party. Immediately advise the Office of Assessments, in writing, of any change in name or address.

If you have any questions concerning the amount due, please call the Office of Finance, 591-8598.

U.S. POSTAL SERVICE POSTMARK MUST BE ON OR
BEFORE DUE DATE TO AVOID 10% LATE PAYMENT PENALTY

MAKE CHECK

PAYABLE TO: COUNTY OF FAIRFAX

MAIL TO: OFFICE OF FINANCE
COUNTY OF FAIRFAX
DEPT. C
FAIRFAX, VA. 22030

O CONNELL ANTHONY M TR
O CONNELL JEAN M

6541 FRANCONIA RD
SPRINGFIELD VA 22150

PLEASE WRITE THE FOLLOWING ACCOUNT NUMBER ON CHECK:

0904 01 0017

Return top portion with payment. Cancelled check will be your receipt. Retain bottom portion for your records.

FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX BILL - TAX YEAR 1991

DESCRIPTION OF PROPERTY

4026 0454 15 AC

ACCOTINK STATION WB201 109

1975 Will

AMOUNT DUE BY 12/05/91
3,330.00

PENALTY FOR LATE PAYMENT
333.00

LAND VALUE 600,000
IMPROVEMENTS VALUE 000
TOTAL VALUE 600,000

REAL ESTATE TAX RATE 1.110
COMMUNITY CTR. TAX RATE .000
LEAF COLLECTION RATE .000

REAL ESTATE TAX 6,660.00
COMMUNITY CTR. TAX .00
LEAF COLLECTION .00
REFUSE COLLECTION .00
SPECIAL FEE .00
TOTAL 6,660.00

JANUARY FIRST OWNER

TOTAL TAX RATE 1.110

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Please examine this bill, and verify that the description of the property is correct. If you have sold this property, forward this bill to the proper party. Immediately advise the Office of Assessments, in writing, of any change in name or address.

If you have any questions concerning the amount due, please call (703) 246-3070.

U.S. POSTAL SERVICE POSTMARK MUST BE ON OR
BEFORE DUE DATE TO AVOID 10% LATE PAYMENT PENALTY

MAKE CHECK

PAYABLE TO: COUNTY OF FAIRFAX

MAIL TO: COUNTY OF FAIRFAX
OFFICE OF FINANCE, DEPT. C
P.O. BOX 10200
FAIRFAX, VA. 22035-0200

O CONNELL ANTHONY M TR
O CONNELL JEAN M

6541 FRANCONIA RD
SPRINGFIELD VA 22150

PLEASE WRITE THE FOLLOWING ACCOUNT NUMBER ON CHECK:

0904 01 0017

1992

047141

COMMONWEALTH OF VIRGINIA

Memorandum of Corrected Assessment by Supervisor of Assessments of
Unpaid Local Levies

MAP REFERENCE

PLAT NUMBER	SUB-DIV	BLK.	PARCEL OR LOT NUMBER	SUPP.
090	4	01	0017	

DISTRICT OR TOWN	LOCAL DIST.	SMALL DIST.
04	00	00

The memorandum must be prepared by supervisor of assessments. One copy must be delivered to the county or city treasurer or city collector, one to taxpayer, and one copy must be retained by the supervisor of assessments.

Name and Address
of Taxpayer

O CONNELL ANTHONY M TR
C/O OCONNELL ANTHONY M TR
6541 FRANCONIA RD
SPRINGFIELD VA 22150

COUNTY OF FAIRFAX

Date: 11/24/92

	SUBJECT OF TAXATION	YEAR		VALUE	LOCAL LEVY	PENALTY	TOTAL TAX AND PENALTY
Original Assessment	REAL EST	1992		600,000	6,976.80		6,976.80
Abatement	REAL EST			300,000	3,488.40		3,488.40
Corrected Assessment	REAL EST			300,000	3,488.40		3,488.40

Refer to the number
in block as to reason
for abatement →

6

Mtg Co. No.

Amount Credited
For Previous Payment

Interest Due

Balance Due

- Adjustment of Jan. 1 partial assessment to a prorated assessment based on completed construction
- Adjustment per review by appraiser
- Adjustment per action of Board of Equal.
- Adjustment per error in Jan. 1 assessment
- Adjustment per damage to improvements
- Adjustment per appeal
-

IF YOUR TAXES ARE PAID
AS A PART OF YOUR MONTHLY
MORTGAGE PAYMENT, YOU MAY
WISH TO FORWARD A COPY OF
THIS CHANGE TO YOUR MORTGAGE
COMPANY.

Paul E. Smith

PAUL E. SMITH

Supervisor of Assessments
County of Fairfax

- A. Tax
B. Refuse Tax
C. Special Tax

A Copy - Teste:

Return top portion with payment. Cancelled check will be your receipt. Retain bottom portion for records.

FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX BILL - TAX YEAR 1992

DESCRIPTION OF PROPERTY

6026 0454 15 AC

ACCOTINK STATION WB201 109

1975 Will

AMOUNT DUE BY 07/28/92
3,488.40

PENALTY FOR LATE PAYMENT
348.84

LAND VALUE	600,000	REAL ESTATE TAX RATE	1.1600	REAL ESTATE TAX	6,960.00
IMPROVEMENTS VALUE	000	COMMUNITY CTR. TAX RATE	.0000	COMMUNITY CTR. TAX	.00
TOTAL VALUE	600,000	LEAF COLLECTION RATE	.0000	LEAF COLLECTION	.00
				REFUSE COLLECTION	.00
				SPECIAL FEE	.00
JANUARY FIRST OWNER		GYPSY MOTH TAX RATE	.0028	GYPSY MOTH TAX	16.80
		TOTAL TAX RATE	1.1628	TOTAL	6,976.80

If you are making monthly payments for your real estate taxes to a mortgage company, please forward this bill to them.

This bill represents an installment due on the property described above. By ordinance of the County Board of Supervisors, county taxes on real estate are due and payable in two installments as follows: July 28 and December 5 of each year. Upon failure to pay any installment when due, a penalty of 10% will be added. Interest will accrue on tax and penalty at the rate of 10% per annum.

To pay by credit card (VISA/Mastercard only), call (703) 222-8234, press "3". A 2.25% service charge will be added.

You may also pay at any NationsBank location in Northern Virginia. You need not have an account at the bank, nor is there a charge for this service; however, payment must be made by the due date and for the exact amount billed.

Please examine this bill, and verify that the description of the property is correct. If you have sold this property, forward this bill to the proper party. Immediately advise the Office of Assessments, in writing, of any change in name or address.

If you have any questions concerning the amount due, please call (703) 222-8234, press "2".

U.S. POSTAL SERVICE POSTMARK MUST BE ON OR
BEFORE DUE DATE TO AVOID 10% LATE PAYMENT PENALTY

MAKE CHECK

PAYABLE TO: COUNTY OF FAIRFAX

MAIL TO: COUNTY OF FAIRFAX
OFFICE OF FINANCE DEPT C
PO BOX 10200
FAIRFAX VA 22035-0200

O CONNELL ANTHONY M TR
O CONNELL JEAN M

6541 FRANCONIA RD
SPRINGFIELD VA 22150

PLEASE WRITE THE FOLLOWING ACCOUNT NUMBER ON CHECK:

0904 01 0017

pd
6/21/92

BILL CONTROL 401036705

0904 01 0017

1993

BILL CONTROL 401266032

6541 FRANCONIA RD
SPRINGFIELD VA 22150

MAP NUMBER		DISTRICT		YEAR	
0904 01 0017		040000		1993	
TAXES PAID	PENALTY PAID	INTEREST PAID	TOTAL PAID		TYPE

1994

Return top portion with payment. Canceled check will be your receipt. Retain bottom portion for your records.

FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX BILL - TAX YEAR 1994

DESCRIPTION OF PROPERTY

8307 1446 15 AC

ACCOTINK STATION WB201 109

1992 deed

1975 Will



AMOUNT DUE BY 07/28/94
1,742.10

PENALTY FOR LATE PAYMENT
174.21

LAND VALUE	300,000	REAL ESTATE TAX RATE	1.1600	REAL ESTATE TAX	3,480.00
IMPROVEMENTS VALUE	000	COMMUNITY CTR. TAX RATE	.0000	COMMUNITY CTR. TAX	.00
TOTAL VALUE	300,000	LEAF COLLECTION RATE	.0000	LEAF COLLECTION	.00
				REFUSE COLLECTION	.00
				SPECIAL FEE	.00
JANUARY FIRST OWNER		GYPSY MOHT TAX RATE	.0014	GYPSY MOHT TAX	4.20
		TOTAL TAX RATE	1.1614	TOTAL	3,484.20

If you are making monthly payments for your real estate taxes to a mortgage company, please forward this bill to them.

This bill represents an installment due on the property described above. By ordinance of the County Board of Supervisors, county taxes on real estate are due and payable in two installments as follows: July 28 and December 5 of each year. Upon failure to pay any installment when due, a penalty of 10% will be added. Interest will accrue on tax and penalty at the rate of 10% per annum.

To pay by credit card (Discover, VISA and MasterCard only), please call (703) 222-8234 and press "3". A 2.11% service charge will be added when paying with VISA/MasterCard, a \$2.00 maximum service charge will be added when paying with Discover Card. HEARING IMPAIRED PERSONS MAY CALL TDD: (703) 222-7594.

You may also pay at any Central Fidelity, First Union, First Virginia, NationsBank or Signet Branch in Northern Virginia. You need not have an account at the bank, nor is there a charge for this service; however, payment must be made by the due date and for the exact amount billed.

Please examine this bill, and verify that the description of the property is correct. If you have sold this property, forward this bill to the proper party. Immediately advise the Office of Assessments, in writing, of any change in name or address.

If you have any questions concerning the amount due, please call (703) 222-8234, press "2".

Mail early, affix sufficient postage, ensure the envelope is postmarked by the U.S. Postal Service on or before July 28, 1994. If mailing near the due date, have your envelope "hand canceled" by the U.S. Post Office.

PLEASE WRITE THE FOLLOWING MAP NUMBER ON CHECK:

0904 01 0017

O'CONNELL ANTHONY M TR

6541 FRANCONIA RD
SPRINGFIELD VA 22150

MAKE CHECK
PAYABLE TO:
MAIL TO:

COUNTY OF FAIRFAX
COUNTY OF FAIRFAX
OFFICE OF FINANCE DEPT C
P.O. BOX 10200
FAIRFAX VA 22035-0200

BILL CONTROL 401489289

PENALTY FOR LATE PAYMENT	174.21
---------------------------------	---------------

6541 FRANCONIA RD
SPRINGFIELD VA 22150

1995

Return top portion with payment. Canceled check will be your receipt. Retain bottom portion for your records.

FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX BILL - TAX YEAR 1995

DESCRIPTION OF PROPERTY

08307 1446 15 AC
ACCOTINK STATION WB201 109

1992 deed

1975 Will

AMOUNT DUE BY 07/28/95
1,742.10

PENALTY FOR LATE PAYMENT
174.21

LAND VALUE	300,000	REAL ESTATE TAX RATE	1.1600	REAL ESTATE TAX	3,480.00
IMPROVEMENTS VALUE	000	COMMUNITY CTR. TAX RATE	.0000	COMMUNITY CTR. TAX	.00
TOTAL VALUE	300,000	LEAF COLLECTION RATE	.0000	LEAF COLLECTION	.00
				REFUSE COLLECTION	.00
				SPECIAL FEE	.00
JANUARY FIRST OWNER		GYPSY MOTH TAX RATE	.0014	GYPSY MOTH TAX	4.20
		TOTAL TAX RATE	1.1614	TOTAL	3,484.20

IF YOU ARE MAKING MONTHLY PAYMENTS FOR YOUR REAL ESTATE TAXES TO A MORTGAGE COMPANY,
PLEASE FORWARD THIS BILL TO THEM.

This bill represents an installment due on the property described above. By ordinance of the County Board of Supervisors, County taxes on real estate are due and payable in two installments as follows: July 28 and December 5 of each year. Upon failure to pay any installment when due, a penalty of 10% will be added. Interest will accrue on tax and penalty at the rate of 10% per annum.

To pay by credit card (Discover only), please call (703) 222-8234 and press "3". A \$2.00 maximum service charge will be added when paying with a Discover card. HEARING IMPAIRED PERSONS MAY CALL TDD: (703) 222-7594.

You may also pay at any Central Fidelity, Crestar, First Union, First Virginia, NationsBank or Signet Branch in Northern Virginia. You need not have an account at the bank, nor is there a charge for this service; however, payment must be made by the due date and for the exact amount billed.

Please examine this bill, and verify that the description of the property is correct. If you have sold this property, forward this bill to the proper party. Immediately advise the Department of Tax Administration, in writing, of any change in name or address. If you have any questions concerning the amount due, please call (703) 222-8234, press "2".

Mail early, affix sufficient postage, ensure the envelope is postmarked by the U.S. Postal Service on or before July 28, 1995. If mailing near the due date, have your envelope "hand canceled" by the U.S. Post Office.

PLEASE WRITE THE FOLLOWING MAP NUMBER ON CHECK:

0904 01 0017

O'CONNELL ANTHONY M TR

6541 FRANCONIA RD
SPRINGFIELD VA

22150

*mailed
7/31/95*

MAKE CHECK

PAYABLE TO:

MAIL TO:

COUNTY OF FAIRFAX
COUNTY OF FAIRFAX
DEPT. OF TAX ADMINISTRATION
P.O. BOX 10200
FAIRFAX VA 22035-0200

Return top portion with payment. Canceled check will be your receipt. Retain bottom portion for your records.

FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX BILL - TAX YEAR 1995

DESCRIPTION OF PROPERTY

08307 1446 15 AC
ACCOTINK STATION WB201 109

1992 deed

1975 Will

1,742.10
8/11/95

AMOUNT DUE BY 12/05/95
1,742.10

PENALTY FOR LATE PAYMENT
174.21

LAND VALUE	300,000	REAL ESTATE TAX RATE	1.1600	REAL ESTATE TAX	3,480.00
IMPROVEMENTS VALUE	000	COMMUNITY CTR. TAX RATE	.0000	COMMUNITY CTR. TAX	.00
TOTAL VALUE	300,000	LEAF COLLECTION RATE	.0000	LEAF COLLECTION	.00
				REFUSE COLLECTION	.00
				SPECIAL FEE	.00
JANUARY FIRST OWNER		GYPSY MOTH TAX RATE	.0014	GYPSY MOTH TAX	4.20
		TOTAL TAX RATE	1.1614	TOTAL	3,484.20

IF YOU ARE MAKING MONTHLY PAYMENTS FOR YOUR REAL ESTATE TAXES TO A MORTGAGE COMPANY,
PLEASE FORWARD THIS BILL TO THEM.

This bill represents an installment due on the property described above. By ordinance of the County Board of Supervisors, County taxes on real estate are due and payable in two installments as follows: July 28 and December 5 of each year. Upon failure to pay any installment when due, a penalty of 10% will be added. Interest will accrue on tax and penalty at the rate of 10% per annum.

To pay by credit card (Discover only), please call (703) 222-8234. A \$2.00 maximum service charge will be added when paying with a Discover card. HEARING IMPAIRED PERSONS MAY CALL TDD: (703) 222-7594.

You may also pay at any Central Fidelity, Crestar, First Union, First Virginia, NationsBank or Signet Branch in Northern Virginia. You need not have an account at the bank, nor is there a charge for this service; however, payment must be made by the due date and for the exact amount billed.

Please examine this bill, and verify that the description of the property is correct. If you have sold this property, forward this bill to the proper party. Immediately advise the Department of Tax Administration, in writing, of any change in name or address. If you have any questions concerning the amount due, please call (703) 222-8234.

Mail early, affix sufficient postage, ensure the envelope is postmarked by the U.S. Postal Service on or before December 5, 1995. If mailing near the due date, have your envelope "hand canceled" by the U.S. Post Office.

PLEASE WRITE THE FOLLOWING MAP NUMBER ON CHECK:

0904 01 0017

O'CONNELL ANTHONY M TR

6541 FRANCONIA RD
SPRINGFIELD VA 22150

MAKE CHECK

PAYABLE TO:

MAIL TO:

COUNTY OF FAIRFAX
COUNTY OF FAIRFAX
DEPT. OF TAX ADMINISTRATION
P.O. BOX 10200
FAIRFAX VA 22035-0200

1996

BILL CONTROL 401956007

1,846.50

1,846.50

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

1997

BILL CONTROL 402059779

1,845.00

SUITE 12
216 GOVERNORS LA
HARRISONBURG VA 22801

FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX BILL
SECOND INSTALLMENT BILL TAX YEAR 1997

BILL CONTROL 402165028

4021650280000018450000000000000000000000

O'CONNELL ANTHONY M TR

PAY BY 12/05/97

1,845.00

SUITE 12
216 GOVERNORS LA
HARRISONBURG VA 22801

MAP NUMBER			DISTRICT	YEAR
0904 01 0017			040000	1997
TAXES PAID	PENALTY PAID	INTEREST PAID	TOTAL PAID	TYPE

PAYMENTS REC'D THRU 10/15/97 1,845.00
CREDITS .00

Keep this part for your records. Your canceled check is your receipt; if check is not honored, this payment is VOID.

County of Fairfax 1997 Real Estate Tax Bill - Taxpayer Copy

DESCRIPTION OF PROPERTY
08307 1446 15 AC
ACCOTINK STATION WB201 109

1992 deed

1975 Will

pd 1,845.00

LAND VALUE	300,000	REAL ESTATE TAX RATE	1.2300	REAL ESTATE TAX	3,690.00
IMPROVEMENTS VALUE	000	COMMUNITY CTR. TAX RATE	.0000	COMMUNITY CTR. TAX	.00
TOTAL VALUE	300,000	LEAF COLLECTION RATE	.0000	LEAF COLLECTION	.00
				REFUSE COLLECTION	.00
				SPECIAL FEE	.00
JANUARY FIRST OWNER		GYPSY MOTH TAX RATE	.0000	GYPSY MOTH TAX	.00
		TOTAL TAX RATE	1.2300	TOTAL	3,690.00

If you are making monthly payments for your real estate taxes to a Mortgage Company, please forward this bill to them.

This bill represents an installment due on the property described above. County taxes on real estate are due and payable in two installments as follows: July 28 and December 5 of each year. Failure to pay any installment when due results in a penalty of 10%. Interest will accrue on tax and penalty at the rate of 10% per year.

To pay by Discover credit card, please call (703) 222-8234. A maximum of up to \$5.00 service charge will be added when paying with a Discover card. For an additional service charge, payment can also be made by MasterCard or Visa. Call 222-8234 for details. You may also pay at any Central Fidelity, Crestar, First Union, First Virginia, or Nations Bank branch in Northern Virginia. You do not need to have an account at the bank, nor is there a charge for this service; however, payment must be made by the due date and for the exact amount billed. Payment by credit cards will NOT be accepted when payments are made at these banks.

If this property has been sold, please send this bill to the new owner. If there has been any change in name or address, please call (703) 222-8234. HEARING IMPAIRED PERSONS MAY CALL TTY: (703) 222-7594. Visit our Website: (www.co.fairfax.va.us/dta)

If paying by mail, ensure the envelope is postmarked by the U.S. Postal service on or before December 5, 1997.

PAY BY 12/05/97

1,845.00

O'CONNELL ANTHONY M TR

Include This Number on your Check:

0904 01 0017

SUITE 12
216 GOVERNORS LA
HARRISONBURG VA 22801

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

1998

BILL CONTROL 402359900

OCONELL ANTHONY M TR

PAY BY 07/28/98

1,845.00

PAYMENTS REC'D THRU	06/15/98	.00
CREDITS		.00

MAP NUMBER		DISTRICT	YEAR	
0904 01 0017		040000	1998	
TAXES PAID	PENALTY PAID	INTEREST PAID	TOTAL PAID	TYPE

Keep this part for your records. Your canceled check is your receipt; if check is not honored, this payment is VOID.

DESCRIPTION OF PROPERTY

08307 1446 15 AC
ACCOTINK STATION WB201 109

1992 deed

1975 Will

LAND VALUE	300,000	REAL ESTATE TAX RATE	1.2300	REAL ESTATE TAX	3,690.
IMPROVEMENTS VALUE	000	COMMUNITY CTR. TAX RATE	.0000	COMMUNITY CTR. TAX	.
TOTAL VALUE	300,000	LEAF COLLECTION RATE	.0000	LEAF COLLECTION	.
				REFUSE COLLECTION	.
				SPECIAL FEE	.
JANUARY FIRST OWNER		GYPSY MOTH TAX RATE	.0000	GYPSY MOTH TAX	.
		TOTAL TAX RATE	1.2300	TOTAL	3,690.

If you are making monthly payments for your real estate taxes to a Mortgage Company, please forward this bill to them.

This bill represents an installment due on the property described above. County taxes on real estate are due and payable in two installments as follows: July 28 and December 5 of each year. Failure to pay any installment when due results in a penalty of 10%. Interest will accrue on tax and penalty at the rate of 10% per year.

To pay by Discover card, please call (703) 222-8234. A maximum of up to \$5.00 service charge will be added when paying with a Discover card. For an additional service charge, payment can also be made by MasterCard or Visa. You may also pay at any Crestar, First Union, First Virginia, NationsBank, or Wachovia branch in Northern Virginia. You do not need to have an account at the bank, nor is there a charge for this service; however, payment must be made by the due date and for the exact amount billed. Payment by credit cards will NOT be accepted when payments are made at these banks.

If this property has been sold, please send this bill to the new owner. If there has been any change in name or address, please call (703) 222-8234. HEARING IMPAIRED PERSONS MAY CALL TTY: (703) 222-7594.

Visit our Website: www.co.fairfax.va.us/dta

If paying by mail, ensure the envelope is postmarked by the U.S. Postal service on or before July 28, 1998.

PAY BY 07/28/98

1,845.00

OCONNELL ANTHONY M TR

Include This Number on your Check:

0904 01 0017

SUITE 12
216 GOVERNORS LA
HARRISONBURG VA 22801

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

1999

BILL CONTROL 402602758

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

BILL CONTROL **40271754**

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

2000

BILL CONTROL 402848698

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

2001

BILL CONTROL 403066323

1,846.50

.00
.00

Credit Card Payment Telephone Number	Jurisdiction Code for Fairfax County	Bill Control Number
1-888-272-9829	1030	403066323

LAND VALUE	300,000	REAL ESTATE TAX RATE	1.2300	REAL ESTATE TAX	3,690.00
IMPROVEMENTS VALUE	000	COMMUNITY CTR. TAX RATE	.0000	COMMUNITY CTR. TAX	.00
TOTAL VALUE	300,000	LEAF COLLECTION RATE	.0000	LEAF COLLECTION	.00
				REFUSE COLLECTION	.00
				SPECIAL FEE	.00
QUARTERLY FIRST OWNER		GYPSY MOTH TAX RATE	.0010	GYPSY MOTH TAX	3.00
		TOTAL TAX RATE	1.2310	TOTAL	3,693.00

1,846.50

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

2002

12000 GOVERNMENT CENTER PARKWAY, SUITE 223
FAIRFAX, VIRGINIA 22035-0076

200201000090

OCONELL ANTHONY M TR
216 GOVERNORS LA SUITE 12
HARRISONBURG VA 22801-4477



HOME PAGE ADDRESS: www.fairfaxcounty.gov/dta

NOTICE OF ASSESSMENT CHANGE

**If your address has changed or is incorrect,
please notify this office.**

MAP REFERENCE NUMBER				
PLAT NUMBER	SUB DIV	BLK	PARCEL OR LOT NUMBER	
090	4	01	0017	

DISTRICT OR TOWN	LOCAL DIST	SMALL DIST
04	00	00

LEGAL DESCRIPTION	LAND SIZE
ACCOTINK STATION	15.0000 AC
WB201 109	DEED BOOK/PAGE
1975 Will	08307 1446 19

2001 ASSESSMENT	2002 ASSESSMENT
VALUE OF LOT OR LAND	VALUE OF LOT OR LAND
300,000	330,000
VALUE OF BUILDINGS OR IMPROVEMENTS	VALUE OF BUILDINGS OR IMPROVEMENTS
0	0
TOTAL VALUE	TOTAL VALUE
300,000	330,000

REASON FOR CHANGE:

REASSESSMENT

BOE APPLICATIONS MUST BE FILED PRIOR TO JUNE 3.

Please review your assessed value as soon as possible. If you have questions concerning your assessment, please contact our office within 30 days of this notice. In doing this, you will help promote equitable assessments in Fairfax County, and help ensure that each taxpayer carries a fair share of the burden. Additional information can be obtained from our staff, our website, or from public records.

BILL CONTROL 403331560

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

2003

COUNTY OF FAIRFAX
DEPARTMENT OF TAX ADMINISTRATION
REAL ESTATE DIVISION
12000 GOVERNMENT CENTER PARKWAY, SUITE 223
FAIRFAX, VIRGINIA 22035-0076

DATE PRINTED:

02/24/2003

CONTROL NO:

200305009183

O'CONNELL ANTHONY M TR
216 GOVERNORS LA SUITE 12
HARRISONBURG VA 22801

E-MAIL ADDRESS: dtared@fairfaxcounty.gov

HOME PAGE ADDRESS: www.fairfaxcounty.gov/dta

THIS IS NOT A TAX BILL

NOTICE OF ASSESSMENT CHANGE

If your address has changed or is incorrect,
please notify this office.

MAP REFERENCE NUMBER

PLAT NUMBER	SUB DIV	BLK	PARCEL OR LOT NUMBER
090	4	01	0017

DISTRICT OR TOWN	LOCAL DIST	SMALL DIST
04	00	00

LEGAL DESCRIPTION

ACCOTINK STATION
WB201 109

1975 Will

LAND SIZE
15.0000 AC

DEED BOOK/PAGE
08307 1446 1992 deed

2002 ASSESSMENT

VALUE OF LOT OR LAND
330,000
VALUE OF BUILDINGS OR IMPROVEMENTS
0
TOTAL VALUE
330,000

2003 ASSESSMENT

VALUE OF LOT OR LAND
478,500
VALUE OF BUILDINGS OR IMPROVEMENTS
0
TOTAL VALUE
478,500

REASON FOR CHANGE:

REASSESSMENT

Dear Fairfax County Taxpayer:

The Department of Tax Administration reviews and assesses each individual parcel of real estate every year. Your assessment is part of this annual program to ensure accuracy, uniformity, and equity of assessments throughout the County. The 2003 assessment is effective as of January 1, and represents 100 percent of our appraisal of the market value of the property. The 2002 assessment is shown only for reference.

Property values change because of new construction, improvements, additions, remodeling, land divisions, rezoning, appreciation, depreciation, and other changes in the economic environment. Changes in market value must be reflected in the assessment.

By law, this notice must be mailed to the property owner. If your taxes are included as part of your monthly mortgage payment, you may wish to forward the information pertaining to the assessed value to your mortgage holder. If you do not own the property described above, the Code of Virginia (Section 58.1-3330(C)) requires you to forward the notice to the property owner immediately.

Please review your assessed value as soon as possible. If you have questions concerning your assessment, please contact our office within 30 days of this notice. In doing this, you will help promote equitable assessments in Fairfax County, and help ensure that each taxpayer carries a fair share of the burden. Additional information can be obtained from our staff, our website, or from public records.

APPEAL PROCEDURE

To request formal reconsideration of your assessment by the Department of Tax Administration or an explanation of the procedure, please write or e-mail to the address above or call 703-222-8234.

BOARD OF EQUALIZATION OF REAL ESTATE ASSESSMENTS

The Board of Equalization (BOE) is a citizen board, separate and independent from the Department of Tax Administration, which 1) hears appeals of taxpayers dissatisfied with their assessments and ensures that all assessments are equitable and uniform with those of comparable properties, and 2) changes assessments to ensure that the burden of taxation rests equally upon all taxpayers based on the 100% market value of their properties. The BOE is established and appointed by the Board of Supervisors in accordance with the Code of Virginia (Sec.15.2-840).

Taxpayers are encouraged to request formal reconsideration by the Department of Tax Administration prior to filing with the BOE; however, appeals may be made directly to the BOE or the Circuit Court of Fairfax County. The official BOE application may be obtained by calling 703-324-4891, downloading from our website, or writing to:

Fairfax County Board of Equalization
12000 Government Center Parkway
Suite 331
Fairfax, Virginia 22035-0033

BOE APPLICATIONS MUST BE FILED PRIOR TO JUNE 2.

Certified 7002 0860 0003 2119 9057

County of Fairfax
Department of Tax Administration
P.O. Box 10200
Fairfax, Virginia 22035-0200

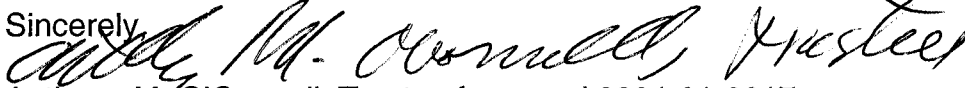
Dear Department of Tax Administration:

Enclosed is my check #160 for \$5,555.39 for payment of the total year real estate tax for parcel 0904-01-0017.

I could not obtain a 2003 real estate tax bill. The amount of \$5,555.39 was obtained by multiplying the 2003 assessed value of \$478,500.00 by the 2003 tax rate of \$1.161 per hundred.

I enclose a copy of my 2002 bill and my 2003 assessment change for reference.

Thank you.

Sincerely,

Anthony M. O'Connell, Trustee for parcel 0904-01-0017
(B8307p1446, B8845p1449, B8845p1444)

TM 0904010017

ANTHONY M. O'CONNELL, TRUSTEE
45 SKYVIEW RD.
SEDONA, AZ 86336
0904010017

91-8707
1221
683384994

DATE 7/26/03

160

PAY TO THE ORDER OF County of Fairfax \$5,555.39

FIVE THOUSAND DOLLARS FIVE HUNDRED AND FIFTY-FIVE DOLLARS AND 39/100

WORLD SAVINGS 2290 West Highway 89A
Sedona, Arizona 86336
www.worldsavings.com

2003 REAL ESTATE TAXES
MEMO FOR PARCEL 0904010017

0904010017 683384994 TM# 0904010017

2004

COUNTY OF FAIRFAX
DEPARTMENT OF TAX ADMINISTRATION
REAL ESTATE DIVISION
12000 GOVERNMENT CENTER PARKWAY, SUITE 223
FAIRFAX, VIRGINIA 22035-0076

DATE PRINTED:

02/23/2004

CONTROL NO:

200402000437

OCONELL ANTHONY M TR
45 SKYVIEW RD
SEDONA AZ 86336

E-MAIL ADDRESS: dtared@fairfaxcounty.gov

HOME PAGE ADDRESS: www.fairfaxcounty.gov/dta

THIS IS NOT A TAX BILL

NOTICE OF ASSESSMENT CHANGE

If your address has changed or is incorrect,
please notify this office.

MAP REFERENCE NUMBER

PLAT NUMBER	SUB DIV	BLK	PARCEL OR LOT NUMBER
090	4	01	0017

DISTRICT OR TOWN	LOCAL DIST	SMALL DIST
04	00	00

LEGAL DESCRIPTION

ACCOTINK STATION
WB201 109

1975 Will

LAND SIZE
15.0000 AC

DEED BOOK/PAGE
08307 1446 1992 deed

2003 ASSESSMENT

VALUE OF LOT OR LAND
478,500
VALUE OF BUILDINGS OR IMPROVEMENTS
0
TOTAL VALUE
478,500

2004 ASSESSMENT

VALUE OF LOT OR LAND
550,000
VALUE OF BUILDINGS OR IMPROVEMENTS
0
TOTAL VALUE
550,000

REASON FOR CHANGE:

REASSESSMENT

Dear Fairfax County Taxpayer:

The Department of Tax Administration reviews and assesses each individual parcel of real estate every year. Your assessment is part of this annual program to ensure accuracy, uniformity, and equity of assessments throughout the County. The 2004 assessment is effective as of January 1, and represents 100 percent of our appraisal of the market value of the property. The 2003 assessment is shown only for reference.

Property values change because of new construction, improvements, additions, remodeling, land divisions, rezoning, appreciation, depreciation, and other changes in the economic environment. Changes in market value must be reflected in the assessment.

By law, this notice must be mailed to the property owner. If your taxes are included as part of your monthly mortgage payment, you may wish to forward the information pertaining to the assessed value to your mortgage holder. If you do not own the property described above, the Code of Virginia (Section 58.1-3330(C)) requires you to forward the notice to the property owner immediately.

Please review your assessed value as soon as possible. If you have questions concerning your assessment, please contact our office within 30 days of this notice. In doing this, you will help promote equitable assessments in Fairfax County, and help ensure that each taxpayer carries a fair share of the burden. Additional information can be obtained from our staff, our website, or from public records.

APPEAL PROCEDURE

To request formal reconsideration of your assessment by the Department of Tax Administration or an explanation of the procedure, please write or e-mail to the address above or call 703-222-8234.

BOARD OF EQUALIZATION OF REAL ESTATE ASSESSMENTS

The Board of Equalization (BOE) is a citizen board, separate and independent from the Department of Tax Administration, which 1) hears appeals of taxpayers dissatisfied with their assessments and ensures that all assessments are equitable and uniform with those of comparable properties, and 2) changes assessments to ensure that the burden of taxation rests equally upon all taxpayers based on the 100% market value of their properties. The BOE is established and appointed by the Board of Supervisors in accordance with the Code of Virginia (Sec.15.2-840).

Taxpayers are encouraged to request formal reconsideration by the Department of Tax Administration prior to filing with the BOE; however, appeals may be made directly to the BOE or the Circuit Court of Fairfax County. The official BOE application may be obtained by calling 703-324-4891, downloading from our website, or writing to:

Fairfax County Board of Equalization
12000 Government Center Parkway
Suite 331
Fairfax, Virginia 22035-0033

BOE APPLICATIONS MUST BE FILED PRIOR TO JUNE 1.

403905557

OCONELL ANTHONY M TR

PAY BY 07/28/2004

\$3,110.25

Map Reference Number:

0904 01 0017

You may pay this bill by using your Discover, MasterCard or Visa credit card. Using a touch-tone phone, dial the number shown below. Then enter your Bill Control Number and credit card payment information. A service charge will be applied to all credit card payments. For questions call 703-222-8234.

Keep this part for your records. Your canceled check is your receipt; If check is returned a \$25.00 charge will be added and this payment is void.

County of Fairfax 2004 Real Estate Tax Bill - Taxpayer Copy

08307 1446 1992 deed

ACCOTINK STATION
WB201 109

1975 Will

JANUARY 1 VALUE 550,000

REAL ESTATE TAX RATE 1.1300

REAL ESTATE TAX	6,215.00
-----------------	----------

GYPSY MOTH TAX RATE .0010

GYPSY MOTH TAX	5.50
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TOTAL TAX RATE 1.1310

TOTAL ANNUAL TAX	6,220.50
------------------	----------

1ST INSTALLMENT DUE 3,110.25

2ND INSTALLMENT DUE 3,110.25

If you are making monthly payments for your real estate taxes to a Mortgage Company, please forward this bill to them.

Please, do not write on your bill or send correspondence with your payment. Please contact DTA, 12000 Government Center Pkwy., Suite 223, Fairfax, Va. 22035 or e-mail dtainfo@fairfaxcounty.gov or visit our web page at www.fairfaxcounty.gov/dta

and correspondence separately
the links provided on our

If paying by mail, ensure the envelope is postmarked by the U.S. Postal Service on or before July 28, 2004.

OCONNELL ANTHONY M TR

45 SKYVIEW RD
SEDONA AZ 86336

PAY BY 07/28/2004

\$3,110.25

Include this number on your check:

G9C4 01 0017

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

2005

COUNTY OF FAIRFAX
DEPARTMENT OF TAX ADMINISTRATION
REAL ESTATE DIVISION
12000 GOVERNMENT CENTER PARKWAY, SUITE 223
FAIRFAX, VIRGINIA 22035-0076

DATE PRINTED:

02/28/2005

CONTROL NO:

200511011972

OCONNELL ANTHONY M TR
45 SKYVIEW RD
SEDONA AZ 86336

E-MAIL ADDRESS: dtared@fairfaxcounty.gov

HOMEPAGE ADDRESS: www.fairfaxcounty.gov/dta

THIS IS NOT A TAX BILL

NOTICE OF ASSESSMENT CHANGE

If your address has changed or is incorrect,
please notify this office.

MAP REFERENCE NUMBER				
PLAT NUMBER	SUB DIV	BLK	PARCEL OR LOT NUMBER	
090	4	01	0017	

DISTRICT OR TOWN	LOCAL DIST	SMALL DIST
4	00	00

LEGAL DESCRIPTION	LAND SIZE
ACCOTINK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845-1449	15 AC DEED BOOK/PAGE 08307 1446

1975 Will

1992 deed

1992 deed

2004 ASSESSMENT	2005 ASSESSMENT
VALUE OF LOT OR LAND	VALUE OF LOT OR LAND
550,000	726,000
VALUE OF BUILDINGS OR IMPROVEMENTS	VALUE OF BUILDINGS OR IMPROVEMENTS
0	0
TOTAL VALUE	TOTAL VALUE
550,000	726,000

REASON FOR CHANGE:

REASSESSMENT

Dear Fairfax County Taxpayer:

The Department of Tax Administration reviews and assesses each individual parcel of real estate every year. Your assessment is part of this annual program to ensure accuracy, uniformity, and equity of assessments throughout the County. The 2005 assessment is effective as of January 1, and represents 100 percent of our appraisal of the market value of the property. The 2004 assessment is shown only for reference.

Property values change because of new construction, improvements, additions, remodeling, land divisions, rezoning, appreciation, depreciation, and other changes in the economic environment. Changes in market value must be reflected in the assessment.

By law, this notice must be mailed to the property owner. If your taxes are included as part of your monthly mortgage payment, you may wish to forward the information pertaining to the assessed value to your mortgage holder. If you do not own the property described above, the Code of Virginia (Section 58.1-3330(C)) requires you to forward the notice to the property owner immediately.

Please review your assessed value as soon as possible. If you have questions concerning your assessment, please contact our office within 30 days of this notice. In doing this, you will help promote equitable assessments in Fairfax County, and help ensure that each taxpayer carries a fair share of the burden. Additional information can be obtained from our staff, our website, or from public records.

APPEAL PROCEDURE

To request formal reconsideration of your assessment by the Department of Tax Administration or an explanation of the procedure, please write or e-mail to the address above or call 703-222-8234. Appeal deadline is April 4 for response prior to June 1.

BOARD OF EQUALIZATION OF REAL ESTATE ASSESSMENTS

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Taxpayers are encouraged to request formal reconsideration by the Department of Tax Administration prior to filing with the BOE; however, appeals may be made directly to the BOE or the Circuit Court of Fairfax County. The official BOE application may be obtained by calling 703-324-4891, downloading from our website, or writing to:

Fairfax County Board of Equalization
12000 Government Center Parkway, Suite 331
Fairfax, Virginia 22035-0033

BOE APPLICATIONS MUST BE FILED PRIOR TO JUNE 1.

505103302

FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX BILL

4044376930000036336300000000000000000001

O'CONNELL ANTHONY M TR

45 SKYVIEW RD
SEDONA AZ 86336

JANUARY 1 VALUE 726,000

2005 District Rate per \$100 of Value

REAL ESTATE 1.0000
INFESTATION CONTROL .0010
TOTAL TAX RATE 1.0010

Tax based on January 1 value
1st Installment Tax Period Jan. - June 2005
2nd Installment Tax Period July - December 2005

Map Reference Number 0904 01 0017
Stub Number 404437693
Deed Book/Page 08307 1446

ACCOTINK STATION 1975 Will
WB201 109 DB8307-1446 1992 deed
DB8845-1444 DB8845-1449

REAL ESTATE TAX	7,260.00
PEST INFESTATION TAX	7.26
TOTAL ANNUAL TAX	7,267.26

CURRENT YEAR BALANCE \$3,633.63

Total Balance Due \$3,633.63

Payment Due Date 7/28/2005

Return this portion of your bill with payment.

4044376930000036336300000000000000000001

O'CONNELL ANTHONY M TR

45 SKYVIEW RD
SEDONA AZ 86336

Credit Card Payments

You may pay this bill by using your Discover, MasterCard or Visa credit card. Using a touch-tone phone, dial our credit card processor at the number shown below. Then enter your Stub Number and credit card payment information. A service charge will be applied to all credit card payments. For questions call 703-222-8234.

Credit Card Payment Telephone Number	703-222-6740
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Credit Card Payment Online	www.fairfaxcounty.gov/dta
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Stub Number	404437693
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Balance Due \$3,633.63

Include this number on your check:

0904 01 0017

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

2006

County of Fairfax, Real Estate Division
Department of Tax Administration (DTA)
12000 Government Center Parkway, Suite 223
Fairfax, Virginia 22035
(703) 222-8234; dtared@fairfaxcounty.gov
www.fairfaxcounty.gov/dta

MAP REFERENCE NUMBER				
PLAT NUMBER	SUB DIV	BLK	PARCEL OR LOT NUMBER	
090	4	01	0017	
DISTRICT OR TOWN	LOCAL DIST	SMALL DIST	LAND SIZE	DEED BOOK/PAGE
4	00	00	15 AC	08307 1446

OCONELL ANTHONY M TR
45 SKYVIEW RD
SEDONA AZ 86336-3141



LEGAL DESCRIPTION	
ACCOTINK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845-1449	1975 Will 1992 deed

Date Printed: 02/27/2006

Control Number: 200619094384

Please notify this office if your address
has changed or is incorrect.

NOTICE OF REAL ESTATE ASSESSMENT CHANGE - THIS IS NOT A TAX BILL

2005 Assessed Value of Property	2006 Assessed Value of Property
\$726,000 This amount was allocated between land and building as follows-- Land: 726,000 Building: 0	\$980,000 This amount was allocated between land and building as follows-- Land: 980,000 Building: 0

REASON(S) FOR CHANGE:

REASSESSMENT

See Reverse Side for
Appeal Information

Dear Fairfax County Taxpayer:

In general, January 1, 2006, residential assessments are based on sales that occurred during 2005. With the rapid rate of sales price appreciation during most of 2005, it was not unusual to see 2005 sale prices increase well above prior year assessments. As a result, the majority of January 1, 2006, assessments increased substantially from the prior year to keep pace with the market.

DTA uses professionally recognized mass appraisal techniques to assess the market value of properties. This includes a review of the average assessment-to-sale ratio (ASR) for each assessment neighborhood. The ASR analysis compares the assessed values of properties which sold in 2005 to actual selling prices of those properties. As sale prices rise above prior year assessments, valuation adjustments are made to keep assessments at an appropriate level based on neighborhood averages. Necessary adjustments are determined by analyzing actual sales, and are then applied to other comparable properties within the neighborhood, both sold and unsold.

Individual parcel sales may vary from the average, due in part to the effect of price appreciation relative to the date of sale. Like other Virginia jurisdictions, DTA appraisers use market and cost data to determine residential property assessments. Staff supplements its computer-assisted analysis with field surveys and other data to help compare property sales based on comparable physical characteristics. While market sales data provides the ultimate framework for assessing residential property, staff also analyzes 'cost' information to help determine the appropriate assessment level. Staff reviews the replacement cost of a home or building, less an estimate of accrued depreciation based on the age and condition of property. Their analysis also helps to allocate the total property assessment between the home and land value.

For commercial properties such as office buildings, the capitalized income approach to valuation is the principal assessment methodology used to assess market value.

FAIRFAX COUNTY, VIRGINIA REAL ESTATE TAX BILL

1st Installment Tax Period Jan. - June 2006
2nd Installment Tax Period July - December 2006

2006 District Rate per \$100 of Value

Map Reference Number	0904 01 0017
Stub Number	404789221
Deed Book/Page	08307 1446
ACCOTINK STATION	
WB201 109 DB8307-1446	
DB8845-1444 DB8845-1449	
1975 Will	
1992 deed	
REAL ESTATE TAX	8,722.00
PEST INFESTATION TAX	9.80
TOTAL ANNUAL TAX	8,731.80
CURRENT YEAR BALANCE	\$4,365.90

Payment Due Date 7/28/2006

Return this portion of your bill with payment.

Credit Card Payments	
<p>You may pay this bill by using your Discover, MasterCard or Visa credit card. Using a touch-tone phone, dial our credit card processor at the number shown below. Then enter your Stub Number and credit card payment information. A service charge will be applied to all credit card payments. For questions call 703-222-8234.</p>	
Credit Card Payment Telephone Number	703-222-6740
Credit Card Payment Online	www.fairfaxcounty.gov/dta
Stub Number	404789221

Balance Due	\$4,365.90
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Include this number on your check:

0904 01 0017

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

2007

County of Fairfax, Real Estate Division
 Department of Tax Administration (DTA)
 12000 Government Center Parkway, Suite 357
 Fairfax, Virginia 22035
 (703) 222-8234; dtared@fairfaxcounty.gov
www.fairfaxcounty.gov/dta

Tax Map Reference Number: 0904 01 0017
 District Code: 40000
 Supervisor District: LEE
 Other Tax Districts: Pest Infestation

Land Size: 15 AC
 Deed Book/Page: 08307 - 1446

CONNELL ANTHONY M TR
 00856 COUNTRY CLUB DR
 PRESCOTT AZ 86303-4061



LEGAL DESCRIPTION

ACCOTINK STATION
 WB201 109 DB8307-1446
 DB8845-1444 DB8845-1449

1975 Will

1992 deed

Date Printed: 02/26/2007
 Control Number: R200791070432

PLEASE NOTIFY DTA OF MAILING ADDRESS CHANGES.

NOTICE OF REAL ESTATE ASSESSMENT CHANGE - THIS IS NOT A TAX BILL

2006 Assessed Value of Property

\$980,000

This amount was allocated between
 land and building as follows--

Land: \$980,000
 Building: \$0

2007 Assessed Value of Property

\$1,029,000

This amount was allocated between
 land and building as follows--

Land: \$1,029,000
 Building: \$0

REASON(S) FOR CHANGE:

REASSESSMENT

See Reverse Side for
 Appeal Information

Dear Fairfax County Taxpayer:

January 1, 2007 residential assessments are based on 2006 sales activity. While the volume of sales slowed dramatically during 2006, prices remained relatively stable. Reflecting this market, approximately 66% of the January 1, 2007 residential assessments remain flat or have experienced a slight decline in value. Assessment changes do vary by neighborhood however, and based on the sales data some properties still realized market appreciation during 2006. Of the properties that increased, most had gains of less than 10%.

DTA uses professionally recognized mass appraisal techniques to assess the market value of properties. This includes a review of the average assessment-to-sale price ratio (ASR) for each assessment neighborhood. The ASR analysis compares 2006 assessments to actual sales prices that occur during the year. The relationship between the 2006 assessment and sales price helps determine whether an assessment adjustment is necessary for 2007. As sale prices stagnate, the existing ASR generally remains in balance and assessment changes also moderate. Necessary adjustments are determined by analyzing actual sales, and are then applied to other comparable properties within the neighborhood, both sold and unsold.

Individual parcel sales may vary from the average, due in part to the effect of price appreciation or decline relative to the date of sale. Like other Virginia jurisdictions, DTA appraisers use market and cost data to determine residential property assessments. Staff supplements its computer-assisted analysis with field surveys and other data to help compare property sales based on comparable physical characteristics. While market sales data provides the ultimate framework for assessing residential property, staff also analyzes 'cost' information to help determine the appropriate assessment level. Staff reviews the replacement cost of a home or building, less an estimate of accrued depreciation based on the age and condition of property. Their analysis also helps to allocate the total property assessment between the home and land value.

For commercial properties such as office buildings, the capitalized income approach to valuation is the principal assessment methodology used to assess market value.

**COUNTY OF FAIRFAX****REAL ESTATE TAX BILL**

000544217

40514543000000458420000000000000000001

1st Installment Tax Period Jan. - June 2007
2nd Installment Tax Period July - December 2007O'CONNELL ANTHONY M TR
856 COUNTRY CLUB DR
PRESCOTT AZ 86303-4061

JANUARY 1 VALUE 1,029,000

2007 District Rate per \$100 of Value

REAL ESTATE .8900
INFESTATION CONTROL .0010
TOTAL TAX RATE .8910

If you are making monthly payments for your real estate taxes to a mortgage company, please forward this bill to them. DO NOT WRITE ON YOUR BILL OR SEND CORRESPONDENCE WITH YOUR PAYMENT. Please refer to flyer for instructions on correspondence. Taxes not paid by the due date are charged penalty and interest and may be subject to collection actions and additional administrative collection fees, refer to flyer. Returned checks will be charged \$35.00. Contact DTA for customer service via our web page at www.fairfaxcounty.gov/dta or call 703-222-8234, TTY: 703-222-7594. Para informacion llame al 703-324-3855.

Return this portion of your bill with payment.

40514543000000458420000000000000000001

O'CONNELL ANTHONY M TR
856 COUNTRY CLUB DR
PRESCOTT AZ 86303-4061

Map Reference Number	0904 01 0017
Stub Number	405145430
Deed Book/Page	08307 1446
ACCOTINK STATION	
WB201 109 DB8307-1446	
DB8845-1444 DB8845-1449	
1975 Will	
1992 deed	
REAL ESTATE TAX	9,158.10
PEST INFESTATION TAX	10.29
TOTAL ANNUAL TAX	9,168.39
CURRENT YEAR BALANCE	\$4,584.20

Total Balance Due	\$4,584.20
Payment Due Date	7/28/2007
Extended to 7/30/2007 since 7/28/2007 is a Saturday	

Credit Card Payments	
You may pay this bill by using your Discover, MasterCard or Visa credit card. Using a touch-tone phone, dial our credit card processor at the number shown below. Then enter your Stub Number and credit card payment information. A service charge will be applied to all credit card payments. For questions call 703-222-8234.	
Credit Card Payment Telephone Number	703-222-6740
Credit Card Payment Online	www.fairfaxcounty.gov/dta
Stub Number	405145430

Balance Due	\$4,584.20
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Include this number on your check:

0904 01 0017

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200

2008

County of Fairfax, Real Estate Division
Department of Tax Administration (DTA)
12000 Government Center Parkway, Suite 357
Fairfax, Virginia 22035
(703) 222-8234; www.fairfaxcounty.gov/dta

O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614

Tax Map Reference Number: 0904 01 0017

District Code: 40000

Supervisor District: LEE

Other Tax Districts: PEST PREVENTION

Land Size: 15 AC

Deed Book/Page: 08307 - 1446

LEGAL DESCRIPTION

ACCOTINK STATION
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449

1975 Will

1992 deed

Date Printed: 02/25/2008

Control Number: S200804002147

PLEASE NOTIFY DTA OF MAILING ADDRESS CHANGES.

NOTICE OF REAL ESTATE ASSESSMENT CHANGE - THIS IS NOT A TAX BILL

2007 Assessed Value of Property

\$1,029,000

This amount was allocated between
land and building as follows--

Land: \$1,029,000
Building: \$0

2008 Assessed Value of Property

\$1,235,000

This amount is allocated between
land and building as follows--

Land: \$1,235,000
Building: \$0

REASON(S) FOR CHANGE:

REASSESSMENT

◦ See Reverse Side for
Appeal Information ◦

Dear Fairfax County Taxpayer:

January 1, 2008 residential assessments are generally based on 2007 sales activity. The volume of sales slowed again during 2007, and in many neighborhoods prices declined as well. As a result, more than 70% of the January 1, 2008 residential assessments have experienced a decline in value, and over 10% remain flat. Assessment changes do vary by neighborhood however, and based on the sales data some properties still realized market appreciation during 2007. Of the properties that increased, most had gains of less than 5%.

DTA uses professionally recognized mass appraisal techniques to assess the market value of properties. This includes a review of the average assessment-to-sales price ratio (ASR) for each assessment neighborhood. The ASR analysis compares 2007 assessments to actual sales prices that occur during the year. The relationship between the 2007 assessment and sales price helps determine whether an assessment adjustment is necessary for 2008. As sale prices decline, the existing ASR generally increases (an inverse relationship), suggesting the need for downward assessment adjustments. However, not all sales prices uniformly declined throughout the County. Adjustments are based on an analysis of actual sales and comparable properties within neighborhoods.

Individual parcel sales may vary from the average, due in part to the effect of price appreciation or decline relative to the date of sale. Like other Virginia jurisdictions, DTA appraisers use market and cost data to determine residential property assessments. Staff supplements its computer-assisted analysis with field surveys and other data to help compare property sales based on comparable physical characteristics. While market sales data provides the ultimate framework for assessing residential property, staff also analyzes 'cost' information to help determine the appropriate assessment level. Staff reviews the replacement cost of a home or building, less an estimate of accrued depreciation based on the age and condition of property. Their analysis also helps to allocate the total property assessment between the home and land value.

For commercial income producing properties such as office buildings, the capitalized income approach to valuation is the principal assessment methodology used to assess market value.

**COUNTY OF FAIRFAX****REAL ESTATE TAX BILL**

000916522

4055031730000056871800000000000000000000

1st Installment Tax Period Jan. - June 2008
2nd Installment Tax Period July - December 2008O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415

JANUARY 1 VALUE 1,235,000

2008 District Rate per \$100 of Value

REAL ESTATE .9200
INFESTATION PREVENTION .0010
TOTAL TAX RATE .9210Map Reference Number 0904 01 0017
Stub Number 405503173
Deed Book/Page 08307 1446ACCOTINK STATION 1975 Will
WB201 109 DB8307-1446 1992 deed
DB8845-1444 DB8845-1449REAL ESTATE TAX 11,362.00
INFEST. PREVENT. TAX 12.35
TOTAL ANNUAL TAX 11,374.35

CURRENT YEAR BALANCE \$5,687.18

Total Balance Due \$5,687.18
Payment Due Date 7/28/2008

Return this portion of your bill with payment.

4055031730000056871800000000000000000000

O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415**Credit Card Payments**

You may pay this bill by using your Discover, Visa, MasterCard or American Express credit card. Using a touch-tone phone, dial our credit card processor at the number shown below. Then enter your Stub Number and credit card payment information. A service charge will be applied to all credit card payments. For questions call 703-222-8234.

Credit Card Payment Telephone Number 703-222-6740
Credit Card Payment Online www.fairfaxcounty.gov/dta
Stub Number 405503173

Balance Due \$5,687.18

Include this number on your check:

0904 01 0017

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

2009

County of Fairfax, Real Estate Division
Department of Tax Administration (DTA)
12000 Government Center Parkway, Suite 357
Fairfax, Virginia 22035
703-222-8234; www.fairfaxcounty.gov/dta

Tax Map Reference Number: 0904 01 0017

District Code: 40000

Supervisor District: LEE

Other Tax Districts: PEST PREVENTION

Land Size: 15 AC

Deed Book/Page: 08307 / 1446

LEGAL DESCRIPTION

ACCOTINK STATION
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449

Date Printed: 02/23/2009

Control Number: 200902001576

PLEASE NOTIFY DTA OF MAILING ADDRESS CHANGES

OCONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614

NOTICE OF REAL ESTATE ASSESSMENT CHANGE - THIS IS NOT A TAX BILL

2008 Assessed Value of Property

Total: \$1,235,000

This amount was allocated between
land and building as follows:

Land: \$1,235,000

Building: \$0

2009 Assessed Value of Property

Total: \$1,235,000

This amount is allocated between land
and building as follows:

Land: \$1,235,000

Building: \$0

REASON(S) FOR CHANGE:

REASSESSMENT

~ See Reverse Side for
Appeal Information ~

Dear Fairfax County Taxpayer:

During 2008, the residential real estate market showed an overall decline in average price levels. Based on this economic downturn, more than 95% of residential properties have experienced an assessment decrease for 2009. Assessment changes vary by neighborhood however, and dependent on the sales data some properties may have stayed flat or declined less than the County-wide average. The few increases in assessments are generally the result of new information concerning the physical characteristics of individual properties.

DTA uses professionally recognized mass appraisal techniques to assess the market value of properties. This includes a review of the average assessment-to-sales price ratio (ASR) for each assessment neighborhood. The ASR analysis compares the 2008 assessments to actual sale prices that occur during the year. The relationship between the 2008 assessment and subsequent sale price helps determine whether an assessment adjustment is necessary for 2009. As sale prices decline during the year, the existing ASR generally increases (an inverse relationship), suggesting the need for downward assessment adjustments. Again, however, not all sale prices decline uniformly throughout the County, and assessments are adjusted based on an analysis of actual sales data and comparable properties within neighborhoods.

Like other Virginia jurisdictions, DTA appraisers use market sales and cost data to determine residential property assessments. Staff supplements its computer-assisted analysis with field surveys and other data to help compare property sales based on comparable physical characteristics. While market sales data provides the ultimate framework for assessing residential property, staff also analyzes depreciated "cost" information to help determine the appropriate assessment level. The assessed value allocated to land this year remains a relatively constant percent of the total assessment.

For commercial income producing properties such as office buildings, the capitalized income approach to valuation is the principal assessment methodology used to assess market value.

CERTIFIED MAIL 7009 1410 0001 5956 1216
ANTHONY M. O'CONNELL 5/06
 9374 JACKSON RIVER ROAD
 MUSTOE, VA 24465
TAX MAP # 0904 01 0017 OCT 12, 2009 68-509/514 02
 Date
 Pay to the Order of **County of FAIRFAX** \$ **6,418.10**
SIX THOUSAND FOUR HUNDRED AND Dollars
THE BLUE GRASS VALLEY BANK EIGHTEEN DOLLARS
BLUE GRASS, VA 24413 AND 10 CENTS.
BALANCE OF REAL ESTATE TAX FOR 2009
For ON PARCEL # 0904 01 0017
051405094 0517763 0513
TRUSTEE

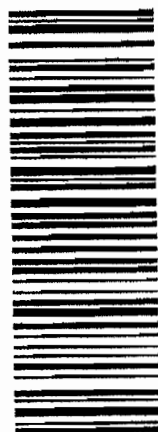
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>
<p>1. Article Addressed to:</p> <p>DTA P.O. BOX 10200 FAIRFAX, VA 22035-0200</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p> <p>7009 1410 0001 5956 1216</p>	

PS Form 3811, February 2004

7009 1410 0001 5956 1216

95-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE



7009 1410 0001 5956 1216
 7009 1410 0001 5956 1216

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	
Sent To DTA		
Street, Apt. No., or PO Box No. P.O. BOX 10200		
City, State, ZIP+4 FAIRFAX, VA 22035-0200		

PS Form 3800, August 2006

See Reverse for Instructions

Real Estate Division, DTA
703-324-4833

From: Anthony O'Connell
To: Greenlief, Kevin C.
Sent: Thu Aug 20 15:32:54 2009
Subject: What is your position?

Director Kevin Greenlief:

I still have not received the real estate tax bill for parcel 0904 01 0017 for 2009. Please send it to me.

(1) In my sale of parcel 0902 01 0085 in 1988, I was surprised to find out the day before settlement that my family would be told that I was blocking the settlement if I did not sign a deed that said I could not qualify as trustee:

".....whereas, Harold A. O'Connell died testate May 26, 1975, and by his Last Will and Testament recorded in Will Book 201 at Page 96, devised his interest to his executor Anthony M. O'Connell, Trustee; whereas Anthony M. O'Connell, Trustee, could not qualify and Herbert A. Higham, Trustee, was appointed to act in his place and stead."(Book 7005 page 634).

Court records show that I qualified as Trustee under the Will of H A O'Connell on June 20, 1986. Which is correct? What is your position?

(2) I am selling parcel 0904 01 0017. Is the last transfer of ownership the Will of H A O'Connell at book 201 page 109 (The Will runs from page 96 to page 110) in 1975? Or the 1992 deed at book 8307 page 1446? Which is correct? What is your position?

(3) One of the Grantors of the deed at book 8307 page 1446 is Anthony M. O'Connell, Trustee under the Will of H. A. O'Connell. Is this Grantor valid? What is your position?

(4) What level of transparency and accountability do you accept?

Thank you.

Anthony O'Connell,
Trustee for parcel 0904 01 0017

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[« Newer 9 of 19 Older »](#)

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This account is open in 1 other location at this IP (70.162.190.9). Last account activity: 3 minutes ago on this computer. [Details](#)

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2010

County of Fairfax, Real Estate Division
Department of Tax Administration (DTA)
12000 Government Center Parkway, Suite 357
Fairfax, Virginia 22035
703-222-8234; www.fairfaxcounty.gov/dta



OCONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415

Tax Map Reference Number: 0904 01 0017	
District Code:	40000
Supervisor District:	LEE
Other Tax Districts:	PEST PREVENTION STORMWATER DIST 1
Land Size: 15 AC Deed Book/Page: 08307 / 1446	
LEGAL DESCRIPTION	
ACCOTINK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845-1449	
2010.02.23 (post marked)	
1975 Will 1992 deed	
Date Printed:	02/23/2010
Control Number:	201093262609

PLEASE NOTIFY DTA OF MAILING ADDRESS CHANGES

NOTICE OF REAL ESTATE ASSESSMENT CHANGE - THIS IS NOT A TAX BILL

2009 Assessed Value of Property	2010 Assessed Value of Property
Total: \$1,235,000	Total: \$1,112,000
This amount was allocated between land and building as follows: Land: \$1,235,000 Building: \$0	This amount is allocated between land and building as follows: Land: \$1,112,000 Building: \$0

REASON(S) FOR CHANGE:

REASSESSMENT

~ See Reverse Side for
Appeal Information ~

Dear Fairfax County Taxpayer:

During most of 2009, the residential real estate market continued an overall decline in average price levels but at a slower pace than in 2008. Signs of market stabilization generally began to appear in the last half of 2009. Based on the continued but moderating market downturn, more than 80% of residential properties have experienced an assessment decrease, and another 16% have no change in assessment for 2010. Assessment changes vary by neighborhood however, and dependent on the sales data some properties may have changed at a rate different from the County-wide average. The few increases in assessments are generally the result of new information concerning the physical characteristics of individual properties, or strong sales evidence.

DTA uses professionally recognized mass appraisal techniques to assess the market value of properties. This includes a review of the average assessment-to-sales price ratio (ASR) for each assessment neighborhood. The ASR analysis compares the 2009 assessments to actual sale prices that occur during the year. The relationship between the 2009 assessment and subsequent sale price helps determine whether an assessment adjustment is necessary for 2010. As sale prices decline during the year, the existing ASR generally increases (an inverse relationship), suggesting the need for downward assessment adjustments. Again, however, not all sale prices change uniformly throughout the County, and assessments are adjusted based on an analysis of actual sales data and comparable properties within neighborhoods.

Like other Virginia jurisdictions, DTA appraisers use market sales and cost data to determine residential property assessments. Staff supplements its computer-assisted analysis with field surveys and other data to help compare property sales based on comparable physical characteristics. While market sales data provides the ultimate framework for assessing residential property, staff also analyzes depreciated "cost" information to help determine the appropriate assessment level. The assessed value allocated to land this year remains a relatively constant percent of the total assessment.

For commercial income producing properties such as office buildings, the capitalized income approach to valuation is the principal assessment methodology used to assess market value.



County of Fairfax, Virginia

Department of Tax Administration

12000 Government Center Pkwy
Suite 223
Fairfax VA 22035-0076

ADDRESS SERVICE REQUESTED

Hasler
018-13503592
ZIP 22035
US POSTAGE
\$00.33
07/01/2010

FIRST-CLASS AUTO



F CAN'T
PAY 5/1/10
PAY 2/20/10

2010

**IMPORTANT TAX DOCUMENT
DO NOT DESTROY**

Deingued 8/20/10

2010.07.01
(post marked) .
But contents
unknown



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

August 24, 2010

106315

OCONELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614

Stub Number: 406220660
Map Number: 0904 01 0017

DELINQUENT REAL ESTATE NOTICE
PAST DUE AMOUNT: \$6,775.57

ACCOTINK STATION
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449

1975 Will

1992 deed

Dear Property Owner:

Our records indicate that your payment for the First Installment Real Estate Taxes for the above referenced tax map number was not received by July 28, 2010. Penalty for late payment plus interest has been assessed. The total amount due is \$6,775.57 through August 31, 2010.

Please send your payment by check made payable to the County of Fairfax no later than August 31, 2010. In order to expedite payment processing, we recommend paying online. To learn about other payment options we offer, please visit <http://www.fairfaxcounty.gov/dta>.

Payments made within the past two weeks may not be reflected in the above amount due. If you have already paid, there is no need to contact this office and please disregard this notice. If you have not yet paid, your immediate attention is requested. For questions, please contact the Department of Tax Administration (DTA) at dtarcd@fairfaxcounty.gov, or call us at 703-222-8234 between 8:00 a.m. – 4:30 p.m., Monday – Friday.

Sincerely,

Julio A. Vargas, Director
Revenue Collection Division, DTA

NOTE: Please write the map number 0904 01 0017 on your check

DEPARTMENT OF TAX ADMINISTRATION (DTA)
REVENUE COLLECTION DIVISION
12000 Government Center Parkway, Suite 223
Fairfax, VA 22035
Phone: 703-222-8234
TTY: 703-222-7594; Fax: 703-324-3935
www.fairfaxcounty.gov/dta



COUNTY OF FAIRFAX

REAL ESTATE TAX BILL

2010.11.05.
(post marked)

001792234

406220660000012298720000614940000028196

1st Installment Tax Period Jan - June 2010
2nd Installment Tax Period July - December 2010

O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415

JANUARY 1 VALUE 1,112,000

2010 District Rate per \$100 of Value

REAL ESTATE	1.0900
INFESTATION PREVENTION	.0010
STORMWATER TAX	.0150
TOTAL TAX RATE	1.1060

If you are making monthly payments for your real estate taxes to a mortgage company, please forward this bill to them. DO NOT WRITE ON YOUR BILL OR SEND CORRESPONDENCE WITH YOUR PAYMENT. Please refer to flyer for instructions on correspondence. Taxes not paid by the due date are charged penalty and interest and may be subject to collection actions and additional administrative collection fees, refer to flyer. Returned checks will be charged \$35.00. Contact DTA for customer service via our web page at www.fairfaxcounty.gov/dta or, call 703-222-8234, TTY: 703-222-7594. Para informacion llame al 703-222-8234.

Return this portion of your bill with payment

406220660000012298720000614940000028196



O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415

Map Reference Number 0904 01 0017
Stub Number 406220660
Deed Book/Page 08307 / 1446

ACCOTINK STATION
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449

1975 Will

1992 deed

REAL ESTATE TAX	12,120.80
INFEST. PREVENT. TAX	11.12
STORMWATER TAX	166.80
2010 FULL YEAR TOTAL	12,298.72
2010 PENALTY LEVIED	614.94
2010 INTEREST LEVIED	28.19

2010 BALANCE \$12,941.85

Total Balance Due \$12,941.85

Payment Due Date 12/05/2010

EXTENDED TO 12/06/10 SINCE 12/05/10 IS A SUNDAY.

Credit Card Payments

You may pay this bill by using your Discover, Visa, MasterCard, or American Express credit card. Using a touch-tone phone, dial our credit card processor at the number shown below. Then enter your Stub Number and credit card payment information. A service charge will be applied to all credit card payments. For questions call 703-222-8234.

Credit Card Payment Telephone Number 703-222-6740

Credit Card Payment Online www.fairfaxcounty.gov/dta

Stub Number 406220660

Balance Due \$12,941.85

Include this number on your check:

0904 01 0017

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

2011



COUNTY OF FAIRFAX

2011.01.20
(post marked)

DELINQUENT REAL ESTATE TAX BILL

001824138

406220660000012298720001229880000050748

1st Installment Tax Period Jan - June 2010
2nd Installment Tax Period July - December 2010

O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415

Map Reference Number 0904 01 0017
Stub Number 406220660
Deed Book/Page 08307 / 1446

ACCOTINK STATION
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449

1975 Will

1992 deed

JANUARY 1 VALUE 1,112,000

2010 District Rate per \$100 of Value

REAL ESTATE	1.0900
INFESTATION PREVENTION	.0010
STORMWATER TAX	.0150
TOTAL TAX RATE	1.1060

REAL ESTATE TAX	12,120.80
INFEST. PREVENT. TAX	11.12
STORMWATER TAX	166.80
2010 FULL YEAR TOTAL	12,298.72
2010 PENALTY LEVIED	1,229.88
2010 INTEREST LEVIED	50.74

2010 BALANCE \$13,579.34

YOUR REAL ESTATE TAXES ARE PAST DUE. Under state law a 10% penalty has been added and interest on this bill has been calculated through 01/31/2011. Payments not made promptly may be subject to collection actions and additional administrative collection fees. Returned checks will be charged \$35.00. Do not write on this bill. For best service, contact DTA via our web page at www.fairfaxcounty.gov/dta or send correspondence separately; or, call 703-222-8234, TTY: 703-222-7594. Para informacion llame al 703-222-8234. For more convenient ways to pay, see enclosed flyer or visit our web page.

Total Balance Due \$13,579.34

Payment Due Immediately

Return this portion of your bill with payment

406220660000012298720001229880000050748



O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415

Credit Card Payments

You may pay this bill by using your Discover, Visa, MasterCard, or American Express credit card. Using a touch-tone phone, dial our credit card processor at the number shown below. Then enter your Stub Number and credit card payment information. A service charge will be applied to all credit card payments. For questions call 703-222-8234.

Credit Card Payment Telephone Number	703-222-6740
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Credit Card Payment Online	www.fairfaxcounty.gov/dta
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Stub Number	406220660
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Balance Due \$13,579.34

Include this number on your check:

0904 01 0017

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200



**COUNTY OF FAIRFAX
DEPARTMENT OF TAX ADMINISTRATION (DTA)**

REVENUE COLLECTION DIVISION
12000 Government Center Parkway, Suite 223
Fairfax, Virginia 22035
VOICE: (703) 222-8234 FAX: (703) 324-3935
TTY: (703) 222-7594
E-MAIL ADDRESS: dtarcd@fairfaxcounty.gov
HOME PAGE: www.fairfaxcounty.gov/dta

FEBRUARY 10, 2011

OCONELL ANTHONY M TR

439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614

Department of Tax Administration
12000 Government Center Pkwy, Suite 223
Fairfax, Virginia 22035

PARCEL REFERENCE NUMBER: 090-4- /01/ /0017-

Our records show that you have delinquent taxes and/or fines as follows:

DELINQUENT 2010 REAL ESTATE TAXES.
SHOULD YOU HAVE ANY QUESTIONS, PLEASE CONTACT MRS. JONES AT, 703 324 3969.

Total: \$13,584.99

Failure to pay will result in our taking additional collection actions such as seizing assets.

Check or money orders should be made payable to the County of Fairfax and returned in the enclosed envelope. Please do not mail cash.

If you have any questions please contact the Delinquent Collection staff at 703-222-8234 option 2.

Fairfax County Department of Tax Administration
Delinquent Accounts Section
12000 Government Center Pkwy, Suite 223
Fairfax VA 22035

NOTE: PLEASE WRITE THE REFERENCE NUMBER ON YOUR CHECK



COUNTY OF FAIRFAX

2011.03.17
(post marked)

DELINQUENT REAL ESTATE TAX BILL

001830018

406220660000012298720001229880000073294

1st Installment Tax Period Jan - June 2010
2nd Installment Tax Period July - December 2010

O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415

Map Reference Number 0904 01 0017
Stub Number 406220660
Deed Book/Page 08307 / 1446

ACCOTINK STATION
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449

JANUARY 1 VALUE 1,112,000

2010 District Rate per \$100 of Value

REAL ESTATE	1.0900
INFESTATION PREVENTION	.0010
STORMWATER TAX	.0150
TOTAL TAX RATE	1.1060

REAL ESTATE TAX	12,120.80
INFEST. PREVENT. TAX	11.12
STORMWATER TAX	166.80
2010 FULL YEAR TOTAL	12,298.72
2010 PENALTY LEVIED	1,229.88
2010 INTEREST LEVIED	73.29

2010 BALANCE \$13,601.89

YOUR REAL ESTATE TAXES ARE PAST DUE. Under state law a 10% penalty has been added and interest on this bill has been calculated through 03/31/2011. Payments not made promptly may be subject to collection actions and additional administrative collection fees. Returned checks will be charged \$35.00. Do not write on this bill. For best service, contact DTA via our web page at www.fairfaxcounty.gov/dta or send correspondence separately; or, call 703-222-8234, TTY: 703-222-7594. Para informacion llame al 703-222-8234. For more convenient ways to pay, see enclosed flyer or visit our web page.

Total Balance Due \$13,601.89

Payment Due Immediately

Return this portion of your bill with payment

406220660000012298720001229880000073294



O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415

Credit Card Payments

You may pay this bill by using your Discover, Visa, MasterCard, or American Express credit card. Using a touch-tone phone, dial our credit card processor at the number shown below. Then enter your Stub Number and credit card payment information. A service charge will be applied to all credit card payments. For questions call 703-222-8234.

Credit Card Payment Telephone Number 703-222-6740

Credit Card Payment Online www.fairfaxcounty.gov/dta

Stub Number 406220660

Balance Due \$13,601.89

Include this number on your check:

0904 01 0017

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200



COUNTY OF FAIRFAX

2011.05.18
(post marked)

DELINQUENT REAL ESTATE TAX BILL

001834606

406220660000012298720001229880000095834

1st Installment Tax Period Jan - June 2010
2nd Installment Tax Period July - December 2010O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415

JANUARY 1 VALUE 1,112,000

2010 District Rate per \$100 of Value

REAL ESTATE	1.0900
INFESTATION PREVENTION	.0010
STORMWATER TAX	.0150
TOTAL TAX RATE	1.1060

YOUR REAL ESTATE TAXES ARE PAST DUE. Under state law a 10% penalty has been added and interest on this bill has been calculated through 05/31/2011. Payments not made promptly may be subject to collection actions and additional administrative collection fees. Returned checks will be charged \$35.00. Do not write on this bill. For best service, contact DTA via our web page at www.fairfaxcounty.gov/dta or send correspondence separately; or, call 703-222-8234, TTY: 703-222-7594. Para informacion llame al 703-222-8234. For more convenient ways to pay, see enclosed flyer or visit our web page.

Return this portion of your bill with payment

406220660000012298720001229880000095834

O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415

Map Reference Number	0904 01 0017
Stub Number	406220660
Deed Book/Page	08307 / 1446

ACCOTINK STATION
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449

1975 Will

1992 deed

REAL ESTATE TAX	12,120.80
INFEST. PREVENT. TAX	11.12
STORMWATER TAX	166.80
2010 FULL YEAR TOTAL	12,298.72
2010 PENALTY LEVIED	1,229.88
2010 INTEREST LEVIED	95.83

2010 BALANCE \$13,624.43

Total Balance Due \$13,624.43

Payment Due Immediately

Credit Card Payments

You may pay this bill by using your Discover, Visa, MasterCard, or American Express credit card. Using a touch-tone phone, dial our credit card processor at the number shown below. Then enter your Stub Number and credit card payment information. A service charge will be applied to all credit card payments. For questions call 703-222-8234.

Credit Card Payment Telephone Number	703-222-6740
--------------------------------------	--------------

Credit Card Payment Online	www.fairfaxcounty.gov/dta
----------------------------	--

Stub Number	406220660
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Balance Due \$13,624.43

Include this number on your check:

0904 01 0017

Pay to:	County of Fairfax
Mail to:	Department of Tax Administration
	P.O. Box 10200
	Fairfax VA 22035-0200

**COUNTY OF FAIRFAX****REAL ESTATE TAX BILL****2011.06.27**
(post marked)**001934841**

406579093000016463540001229880000112738

1st Installment Tax Period Jan - June 2011
2nd Installment Tax Period July - December 2011O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415Map Reference Number 0904 01 0017
Stub Number 406579093
Deed Book/Page 08307 / 1446ACCOTINK STATION
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449**1975 Will****1992 deed**

JANUARY 1 VALUE 767,000

2011 District Rate per \$100 of Value

REAL ESTATE	1.0700
INFESTATION PREVENTION	.0010
STORMWATER TAX	.0150
TOTAL TAX RATE	1.0860

REAL ESTATE TAX	8,206.90
INFEST. PREVENT. TAX	7.67
STORMWATER TAX	115.05
2011 FULL YEAR TOTAL	8,329.62

If you are making monthly payments for your real estate taxes to a mortgage company, please forward this bill to them. DO NOT WRITE ON YOUR BILL OR SEND CORRESPONDENCE WITH YOUR PAYMENT. Please refer to flyer for instructions on correspondence. Taxes not paid by the due date are charged penalty and interest and may be subject to collection actions and additional administrative collection fees, refer to flyer. Returned checks will be charged \$35.00. Contact DTA for customer service via our web page at www.fairfaxcounty.gov/dta or, call 703-222-8234, TTY: 703-222-7594. Para informacion llame al 703-222-8234.

2011 1ST INSTALLMENT	\$4,164.82
PRIOR YEAR BALANCE	\$13,641.33

Total Balance Due	\$17,806.15
Payment Due Date	07/28/2011

Return this portion of your bill with payment

406579093000016463540001229880000112738

Credit Card Payments

You may pay this bill by using your Discover, Visa, MasterCard, or American Express credit card. Using a touch-tone phone, dial our credit card processor at the number shown below. Then enter your Stub Number and credit card payment information. A service charge will be applied to all credit card payments. For questions call 703-222-8234.

Credit Card Payment Telephone Number	703-222-6740
Credit Card Payment Online	www.fairfaxcounty.gov/dta
Stub Number	406579093

Balance Due	\$17,806.15
-------------	-------------

Include this number on your check:

0904 01 0017Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415



COUNTY OF FAIRFAX

REAL ESTATE TAX BILL

2011.07.11
(post marked)

001959791

1st Installment Tax Period Jan - June 2011
2nd Installment Tax Period July - December 2011

Map Reference Number 0904 01 0017
Stub Number 406579093
Deed Book/Page 08307 / 1446

ACCOTINK STATION 1975 Will
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449 1992 deed

O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614

JANUARY 1 VALUE 767,000

2011 District Rate per \$100 of Value

REAL ESTATE	1.0700
INFESTATION PREVENTION	.0010
STORMWATER TAX	.0150
TOTAL TAX RATE	1.0860

REAL ESTATE TAX	8,206.90
INFEST. PREVENT. TAX	7.67
STORMWATER TAX	115.05
2011 FULL YEAR TOTAL	8,329.62
2011 PENALTY LEVIED	416.48
2011 INTEREST LEVIED	19.09



2011 BALANCE \$8,765.19

Total Balance Due	\$8,765.19
Payment Due Date	12/05/2011

Your real estate parcel has past due taxes in prior years that have become seriously delinquent and have been placed with our private collection attorney. Balances that have been referred for collection are not reflected on this bill. You will need to contact Taxing Authority Consulting Services (TACS) at 703-880-1078 regarding the liability for those years. Payments received are applied to the oldest delinquent balance first. Unless all delinquencies are paid in full, additional penalties and interest will be assessed on the 2011 taxes. A \$35 fee will be added on checks returned by your bank unpaid.

Return this portion of your bill with payment

Balance Due	\$8,765.19
-------------	------------

Include this number on your check:

0904 01 0017

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614

2012



COUNTY OF FAIRFAX

2012.01.20
(post marked)

DELINQUENT REAL ESTATE TAX BILL

002073940

1st Installment Tax Period Jan - June 2011
2nd Installment Tax Period July - December 2011

O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614

JANUARY 1 VALUE 767,000

2011 District Rate per \$100 of Value

REAL ESTATE	1.0700
INFESTATION PREVENTION	.0010
STORMWATER TAX	.0150
TOTAL TAX RATE	1.0860

YOUR 2011 REAL ESTATE TAXES ARE PAST DUE. Under state law a 10% penalty has been added and interest on this bill has been calculated through 01/31/2012. DELINQUENCIES PRIOR to 2011 have already been placed with our private collection attorney. Balances that have been referred for collection are not reflected on this bill. You will need to contact Taxing Authority Consulting Services (TACS) at 703-880-1078 regarding the liability for those years. Payments received are applied to the oldest delinquent balance first. All delinquencies must be paid in full in order to avoid additional penalties and collection fees. A \$35 fee will be added on checks returned by your bank unpaid.

Return this portion of your bill with payment

Map Reference Number 0904 01 0017
Stub Number 406579093
Deed Book/Page 08307 / 1446

ACCOTINK STATION
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449

REAL ESTATE TAX	8,206.90
INFEST. PREVENT. TAX	7.67
STORMWATER TAX	115.05
2011 FULL YEAR TOTAL	8,329.62
2011 PENALTY LEVIED	832.96
2011 INTEREST LEVIED	34.36

2011 BALANCE \$9,196.94

Total 2011 Balance Due \$9,196.94

Payment Due Immediately

O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614

Balance Due \$9,196.94

Include this number on your check:

0904 01 0017

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200



COUNTY OF FAIRFAX

2012.02.16
(post marked)

DELINQUENT REAL ESTATE TAX BILL

002084764

1st Installment Tax Period Jan - June 2011
2nd Installment Tax Period July - December 2011

O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614

JANUARY 1 VALUE 767,000

2011 District Rate per \$100 of Value

REAL ESTATE	1.0700
INFESTATION PREVENTION	.0010
STORMWATER TAX	.0150
TOTAL TAX RATE	1.0860

YOUR 2011 REAL ESTATE TAXES ARE PAST DUE. Under state law a 10% penalty has been added and interest on this bill has been calculated through 02/29/2012. DELINQUENCIES PRIOR to 2011 have already been placed with our private collection attorney. Balances that have been referred for collection are not reflected on this bill. You will need to contact Taxing Authority Consulting Services (TACS) at 703-880-1078 regarding the liability for those years. Payments received are applied to the oldest delinquent balance first. All delinquencies must be paid in full in order to avoid additional penalties and collection fees. A \$35 fee will be added on checks returned by your bank unpaid.

Map Reference Number 0904 01 0017
Stub Number 406579093
Deed Book/Page 08307 / 1446

ACCOTINK STATION
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449

REAL ESTATE TAX	8,206.90
INFEST. PREVENT. TAX	7.67
STORMWATER TAX	115.05
2011 FULL YEAR TOTAL	8,329.62
2011 PENALTY LEVIED	832.96
2011 INTEREST LEVIED	41.99

2011 BALANCE \$9,204.57

Total Balance Due \$9,204.57
Payment Due Date 02/29/2012

Return this portion of your bill with payment

O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614

Balance Due \$9,204.57

Include this number on your check:

0904 01 0017

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200

County of Fairfax, Real Estate Division
Department of Tax Administration (DTA)
12000 Government Center Parkway, Suite 357
Fairfax, Virginia 22035
703-222-8234; www.fairfaxcounty.gov/dta



OCONELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614-2415

Tax Map Reference Number: 0904 01 0017	
District Code: 40000	2012.02.22 (post marked)
Supervisor District: LEE	
Other Tax Districts: PEST PREVENTION STORMWATER DIST I	
Land Size: 15.0000 AC Deed Book/Page: 08307 / 1446	
LEGAL DESCRIPTION	
ACCOTINK STATION WB201 109 DB8307-1446 DB8845-1444 DB8845-1449	

Date Printed: 02/22/2011
Control Number: R201193829563

PLEASE NOTIFY DTA OF MAILING ADDRESS CHANGES

NOTICE OF REAL ESTATE ASSESSMENT CHANGE - THIS IS NOT A TAX BILL

2010 Assessed Value of Property	2011 Assessed Value of Property
Total: \$1,112,000	Total: \$767,000
This amount was allocated between land and building as follows:	This amount is allocated between land and building as follows:
Land: \$1,112,000	Land: \$767,000
Building: \$0	Building: \$0

REASON(S) FOR CHANGE:
REASSESSMENT

~ See Reverse Side for
Appeal Information ~

Dear Fairfax County Taxpayer:

During 2010 the residential real estate market continued to improve in Fairfax County. This market improvement has meant fewer foreclosures, faster sales and price appreciation in many residential neighborhoods. As a result, almost 64% of residential properties have experienced an assessment increase, while 22% have no change in assessment for 2011. Assessment changes vary by neighborhood however, and dependent on the sales data some properties may have changed at a rate different from the County-wide average.

The Department of Tax Administration (DTA) uses professionally recognized mass appraisal techniques to assess the market value of properties. This includes a review of the average assessment-to-sales price ratio (ASR) for each assessment neighborhood. The ASR analysis compares the 2010 assessments to actual sale prices that occur during the year. The relationship between the 2010 assessment and subsequent sale price helps determine whether an assessment adjustment is necessary for 2011. As sale prices increase during the year, the existing ASR generally decreases (an inverse relationship), suggesting the need for assessments to be increased. Again, however, not all sale prices change uniformly throughout the County, and assessments are adjusted based on an analysis of actual sales data and comparable properties within neighborhoods.

Like other Virginia jurisdictions, DTA appraisers use market sales and cost data to determine residential property assessments. Field surveys and other data are also used to help compare property sales based on comparable physical characteristics. While market sales data provides the ultimate framework for assessing residential property, staff also analyzes depreciated "cost" information to help determine the appropriate assessment level. The assessed value allocated to land this year remains a relatively constant percent of the total assessment.

For commercial income producing properties such as office buildings, the capitalized income approach to valuation is the principal assessment methodology used to assess market value.

County of Fairfax, Real Estate Division
Department of Tax Administration (DTA)
12000 Government Center Parkway, Suite 357
Fairfax, Virginia 22035
703-222-8234; www.fairfaxcounty.gov/dta

R201293883285

Tax Map Reference Number: 0904 01 0017

District Code: 40000

Supervisor District: LEE

2012.02.26
(post marked)

Other Tax Districts: PEST PREVENTION
STORMWATER DIST 1

Land Size: 15.0000 AC

Deed Book/Page: 08307 / 1446

LEGAL DESCRIPTION

ACCOTINK STATION
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449

Web Control Number: 001584811

Date Printed: 02/28/2012

PLEASE NOTIFY DTA OF MAILING ADDRESS CHANGES

NOTICE OF REAL ESTATE ASSESSMENT CHANGE - THIS IS NOT A TAX BILL

2011 Assessed Value of Property

Total: \$767,000

This amount was allocated between
land and building as follows:

Land: \$767,000

Building: \$0

2012 Assessed Value of Property

Total: \$775,000

This amount is allocated between land
and building as follows:

Land: \$775,000

Building: \$0

REASON(S) FOR CHANGE:

REASSESSMENT

~ See Reverse Side for
Appeal Information ~

Dear Fairfax County Taxpayer:

During 2011 the residential real estate market continued to improve in Fairfax County. This market improvement has meant fewer foreclosures, reasonably fast sales and price appreciation in many residential neighborhoods. As a result, almost 41% of residential properties have experienced an assessment increase, while 34% have no change in assessment for 2012. Assessment changes vary by neighborhood however, and dependent on the sales data some properties may have changed at a rate different from the County-wide average.

The Department of Tax Administration (DTA) uses professionally recognized mass appraisal techniques to assess the market value of properties. This includes a review of the average assessment-to-sales price ratio (ASR) for each assessment neighborhood. The ASR analysis compares the 2011 assessments to actual sale prices that occur during the year. The relationship between the 2011 assessment and subsequent sale price helps determine whether an assessment adjustment is necessary for 2012. As sale prices increase during the year, the existing ASR generally decreases (an inverse relationship), suggesting the need for assessments to be increased. Again, however, not all sale prices change uniformly throughout the County, and assessments are adjusted based on an analysis of actual sales data and comparable properties within neighborhoods.

Like other Virginia jurisdictions, DTA appraisers use market sales and cost data to determine residential property assessments. Field surveys and other data are also used to help compare property sales based on comparable physical characteristics. While market sales data provides the ultimate framework for assessing residential property, staff also analyzes depreciated "cost" information to help determine the appropriate assessment level. The assessed value allocated to land this year remains a relatively constant percent of the total assessment.

For commercial income producing properties such as office buildings, the capitalized income approach to valuation is the principal assessment methodology used to assess market value.



COUNTY OF FAIRFAX

REAL ESTATE TAX BILL

2012.07.13
(post marked)

002228350

1st Installment Tax Period Jan - June 2012
2nd Installment Tax Period July - December 2012

O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614

JANUARY 1 VALUE 775,000

2012 District Rate per \$100 of Value

REAL ESTATE	1.0750
INFESTATION PREVENTION	.0010
STORMWATER TAX	.0200
TOTAL TAX RATE	1.0960

Your real estate parcel has past due taxes that have become seriously delinquent and have already been placed with our private collection attorney. Balances that have been referred for collection are not reflected on this bill. You will need to contact Taxing Authority Consulting Services (TACS) at 703-880-1078 regarding the liability for those years. Payments received are applied to the oldest delinquent balance first. Unless all delinquencies are paid in full, including accounts placed with TACS, additional penalties and interest will be assessed on the 2012 taxes. If check is returned a \$36.00 charge is added and this payment is void.

Prior Tax Year Delinquencies Exist

Return this portion of your bill with payment

Map Reference Number 0904 01 0017
Stub Number 406937929
Deed Book/Page 08307 / 1446

ACCOTINK STATION
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449

REAL ESTATE TAX	8,331.25
INFEST. PREVENT. TAX	7.75
STORMWATER TAX	155.00
2012 FULL YEAR TOTAL	8,494.00

2012 1ST INSTALLMENT \$4,247.01

Total Balance Due \$4,247.01

Payment Due Date 07/28/2012

EXTENDED TO 7/30/12 SINCE 7/28/12 IS A SATURDAY

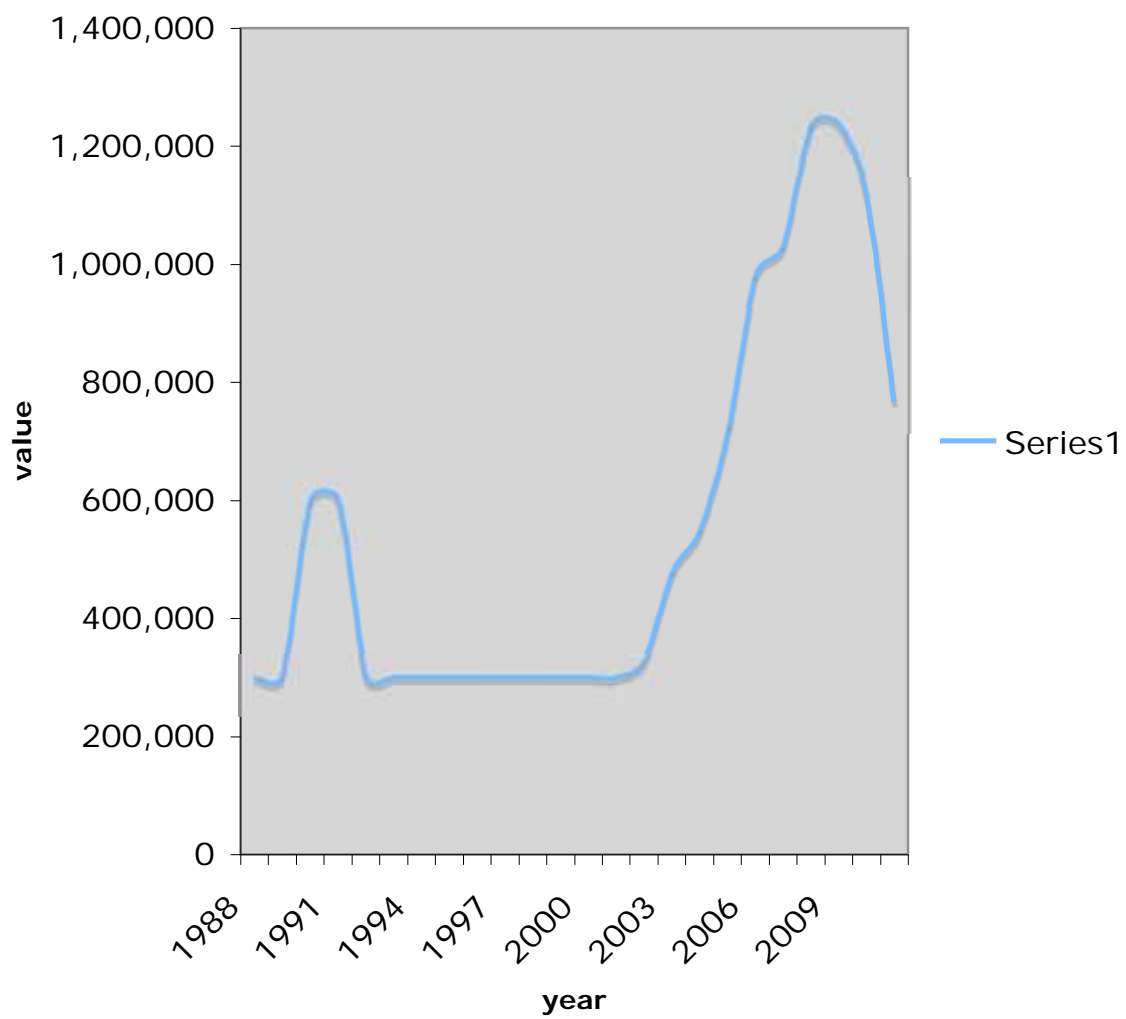
O'CONNELL ANTHONY M TR
439 SOUTH VISTA DEL RIO
GREEN VALLEY AZ 85614

Balance Due \$4,247.01

Include this number on your check:

0904 01 0017

Pay to: County of Fairfax
Mail to: Department of Tax Administration
P.O. Box 10200
Fairfax VA 22035-0200



Year	Value
1988	300,000
1989	300,000
1990	600,000
1991	600,000
1992	300,000
1993	300,000
1994	300,000
1995	300,000
1996	300,000
1997	300,000
1998	300,000
1999	300,000
2000	300,000
2001	300,000
2002	330,000
2003	478,500
2004	550,000
2005	726,000
2006	980,000
2007	1,029,000
2008	1,235,000
2009	1,235,000
2010	1,112,000
2011	767,000
2007	1,029,000
2008	1,235,000
2009	1,235,000
2010	1,112,000
2011	767,000