



March 06, 2015

Office of Real Estate Assessments
10455 Armstrong St. #238, Fairfax, VA 22030

Hours: Mon-Fri 8:30A.M. to 5:00 P.M.
Telephone: 385-7840

City of Fairfax NOTICE OF ASSESSMENT CHANGE

***** THIS IS NOT A TAX BILL *****

Special District

Account #: 33065

Location: 3411 ANDOVER DR

KLIMONDA ERNEST
KLIMONDA DOLORES

3411 ANDOVER DR
FAIRFAX, VA 22030

Parcel ID & Legal description:
57 2 10 256

COUNTRY CLUB HILLS SEC 6
LT 256 - 10560 SF 3124-496

2015 Current Assessment		
Land	\$	189,000
Building (s)	\$	288,700
Total	\$	477,700
Tax Rate	\$	1.0400 **
Estimated Tax Levy	\$	4,968.08 **
Change in tax levy since 2014: 11.53%		
Change in tax levy since 2013: 14.90%		

2014 Previous Assessment		
Land	\$	189,000
Building (s)	\$	239,300
Total	\$	428,300
Tax Rate	\$	1.0400
Tax Levy	\$	4,454.32 **

2013 Previous Assessment		
Land	\$	180,000
Building (s)	\$	227,900
Total	\$	407,900
Tax Rate	\$	1.0600
Tax Levy	\$	4,323.74 **

- ** CURRENT YEAR TAX LEVY SUBJECT TO CHANGE ONCE FINAL TAX RATE IS SET;
- ** Levies exclude any outstanding penalties and/or interest;
- ** Levies do not reflect any full or partial exemptions that might apply;
- ** Levies may vary from actual taxes due to rounding.

The reason for this assessment change is: **General Reassessment.**

Assessments are at 100% of estimated fair market value and are effective **as of January 1, 2015**.

ALL ADMINISTRATIVE APPEALS TO THE ASSESSOR MUST BE FILED BY: **April 15, 2015.**

The **City of Fairfax Code, Section 90-53(a)** provides that:

"No appeal to the assessment made by the City Assessor shall be heard by the Board of Equalization of Real Estate Assessment unless application to the Board for relief is made in writing to the Board within 30 days of the date set by the Assessor to hear objections to the assessments or May 1 of the year in which such assessment is made, whichever is later."

The 2015 deadline for appeal to the Board of Equalization is: **June 30, 2015.**

If you have any questions or wish to request formal reconsideration of your assessment by the Office of Assessments or the Board of Equalization, please visit www.fairfaxva.gov/government/real-estate, or call (703) 385-7840 and request the necessary forms and an explanation of the procedures involved. You may also write to the Office of Assessments or the Board of Equalization at 10455 Armstrong St, Fairfax, Virginia, 22030.

Va. Code, Section 58.1-3330(B): Public testimony on the real estate tax rate will be accepted by City Council during their deliberation of the FY2016 Proposed Budget. These public hearings will be held on March 10 and 24, and April 14 and 29, 2015, at 7 p.m. in the Council Chambers, City Hall, 10455 Armstrong St, Fairfax. The City Council will adopt the budget and set the tax rate at their meeting on April 29. Each property owner has the right to view and make copies of records maintained by the local assessment office pursuant to Sections 58.1-3331 and 58.1-3332. The records available and the procedure for accessing them are set out in Sections 58.1-3331 and 58.1-3332.

Va. Code, Section 58.1-3330(C): If you do not own the property described on this form, you must forward this notice to the property owner. You may forward a copy of this notice to your mortgage holder, if applicable.

Va. Code, Sections 58.1-3331 and 58.1-3332: Taxpayer rights to review assessment records and request inspection.