

# ASSESSMENT SOLUTIONS

## **FairFax, VA Appeal Checklist**

- ☐ Sign the appeal form
- ☐ Include the "Sale Comparable Report" with appeal form in envelope
- ☐ Address envelope to:  
**Department Of Tax Administration (DTA)**  
**Fairfax County Real Estate Division**  
**12000 Government Center Parkway, Suite 357**  
**Fairfax, Virginia 22035**
- ☐ Keep a copy of all documents for your files
- ☐ Be on the lookout for mail from VA with a hearing date for your property

**Deadline to postmark the appeal is May 01, 2018**



# 2018 REAL ESTATE ASSESSMENT APPEAL APPLICATION

Department Of Tax Administration (DTA)  
Fairfax County Real Estate Division  
12000 Government Center Parkway, Suite 357  
Fairfax, Virginia 22035

Internet: [www.fairfaxcounty.gov/dta](http://www.fairfaxcounty.gov/dta)  
Telephone: 703-222-8234; TTY 711  
E-mail: <http://iCare.fairfaxcounty.gov/ContactUs/>

Tax Map Reference Number

DTA USE ONLY NBHD #: \_\_\_\_\_

Appeal Number: \_\_\_\_\_

Assigned to Appr: \_\_\_\_\_ Date Due: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**..... APPEAL DEADLINE IS May 01, 2018 .....**

***Appeals received after the May 01 deadline will not be accepted.***

Address of Property Being Appealed: 10520 Hunting Crest Lane, Vienna, Fairfax, VA, 22182		
Property Location (City): Vienna	Property Zip Code: 22182	
Building Name (if any):		
Name of owner (s) on May 01, 2018: GUPTA PAYAL / SEPPANEN ERIK		
2018 Assessment Notice Values:	Land: \$1,062,000.00 Building: \$130.00	Total: \$1,062,130.00

Under state law, financial impact and/or the rate of value change is not sufficient grounds for appeal. As required, the county's assessment is an estimate of fair market value as of January 01, 2018. Appeals should be based on at least one of the three categories noted below. Check one or more for your appeal basis.

<input checked="" type="checkbox"/>	<b>FAIR MARKET VALUE:</b> This property is assessed greater or less than its Fair Market Value as indicated by a review of comparable properties (see reverse side of form).
<input checked="" type="checkbox"/>	<b>LACK OF UNIFORMITY:</b> This property assessment is out of line generally with similar properties (see reverse side of form).
<input type="checkbox"/>	<b>ERRORS IN PROPERTY DESCRIPTION:</b> Assessment is based upon inaccurate information concerning this property such as lot size, square footage, condition of property, flood plain, topography, zoning, etc. (List accurate property characteristic details on the reverse side of this form).

**OWNER/APPLICANT INFORMATION (must be completed by all owners or applicants):**

Based on this appeal information, I believe the proper assessment of this property as of May 01, 2018 should be:		
Land: \$1,062,000.00	Building: \$130.00	Total: \$1,062,130.00

**I hereby certify that the facts contained herein and attached hereto are true, accurate and correct to the best of my knowledge and belief.**

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Signature of Applicant/Owner: \_\_\_\_\_

Print name of Applicant/Owner : \_\_\_\_\_

Phone: Day ( ) \_\_\_\_\_ Other ( ) \_\_\_\_\_ E-Mail \_\_\_\_\_

Applicant/Owner Mailing Address (if different from property address): \_\_\_\_\_

If applicant is not the owner of record, application must include a **Letter of Authorization** from the owner, signed prior to date of application, either notarized or on owner's commercial letterhead. Two most recent annual income/expense surveys along with current rent roll must be submitted with appeals on income producing properties.

**CHECK ONE:** ☐ I AM THE OWNER OF RECORD ☐ I AM NOT THE OWNER OF RECORD

## CONTINUED ON REVERSE SIDE

Revised January 01, 2018

### Physical Characteristics of Property Being Appealed (please verify all: "n/a" if not applicable):

Year Built: 1981	Total number of fireplaces (incl bsmt): 1
Year house remodeled & cost: \$ 0.00	Central air conditioning (yes or no): No
Year kitchen remodeled & cost: \$ 0.00	Number of bedrooms in basement:
Year bath/baths remodeled & cost: \$ 0.00	Number of dens in basement:
Total number of rooms - condos only (incl bsmt): 11	Size of basement rec room (square feet): 5900
Total number of bedrooms: 6	Second kitchen (yes or no):
Total number of full bathrooms w/tub or shower (incl bsmt): 5	Elevator (yes or no):
Total number of half bathrooms (incl bsmt): 1	Utilities (circle): Water Sewer Gas Septic Wel

### Sale Information on Property Being Appealed:

Most recent sale date and price: January 03, 2017, \$1,016,000.00

Has the property under appeal been listed for sale in the last 3 years (yes or no - provide dates and prices):

Has the property under appeal been professionally appraised in the last 3 years (list appraised value and date; **submitting a copy of the appraisal may help expedite the review**):

**Comparable Properties (attach additional pages to submit more comparables or other comments):**

Provide information below relating to properties with characteristics, assessments or sales prices that support your assessment appeal. Sales in 2017 can be considered for the 1/1/2018 assessment; sales that occur in 2018 are not applicable until the Jan. 1, 2019 assessment. Assistance information is noted at the bottom of this page.

	<b>Comparable #1</b>	<b>Comparable #2</b>	<b>Comparable #3</b>
Property Address:	1309 NEWKIRK CT,	10496 DUNN	
Map Reference #:	VIENNA, VA, 22182	MEADOW RD,	
		<del>VIENNA, VA, 22182</del>	
Land Assessed Value:	\$355,000	\$355,000	
Building Assessed Value:	\$730,620	\$730,620	
Total Assessed Value:	\$1,085,620	\$1,113,870	
Sale Date:	03/27/2017	11/21/2017	
Sale Price:	\$1,050,000.00	\$1,095,000.00	
Style:			
Model Name:			
Comments:			
(attach additional pages if necessary)			




**You will receive a written response to your appeal (whether the assessment is affirmed, or if adjustments are made either up or down). You have a right to examine in our office the property appraisal cards; working papers used to derive the assessment of your property, if any; and, any available information regarding the methodology employed in the calculation of your property's assessment, to include a list of comparable properties or sales figures considered; the capitalization rate (for commercial properties); and, any other market surveys, formulas, matrices or other factors that may have been considered, if any. [Va. Code § 58.1-3331; subject to restrictions of Va. Code § 58.1-3]**

**How to receive assistance and research comparable properties:**

- 1) Go online to [www.fairfaxcounty.gov/dta](http://www.fairfaxcounty.gov/dta) (click on "Real Estate Tax" and "View My Property").
- 2) Call the Automated Information System 703-222-6740, TTY 711, Monday-Saturday from 7 a.m. to 7 p.m.
- 3) Call DTA staff at 703-222-8234, TTY 711 Monday through Friday between 8 a.m. and 4:30 p.m.
- 4) Visit the Department of Tax Administration, Real Estate Division at 12000 Government Center Parkway, Suite 357, Fairfax, VA 22035, between 8 a.m. and 4:30 p.m. Monday through Friday.

*To request this form in an alternate format, contact the Fairfax County Department of Tax Administration at 703-222-8234.*

## Owner's Estimate of Value - Sale Comparable Report

SUBJECT		COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2	
10520, Hunting Crest Lane, Vienna, Virginia, 22182		1309 NEWKIRK CT, VIENNA, Virginia, 22182		10496 DUNN MEADOW RD, VIENNA, Virginia, 22182	
					
Proximity to Subject		0.95 miles		1.31 miles	
Sale Price	\$ 1,016,000.00		\$ 1,050,000.00		\$ 1,095,000.00
Sale Price/Gross Living Area		\$ 168.84		\$ 175.68	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	\$ Adjustment	DESCRIPTION	\$ Adjustment
Date of Sale	01/03/2017	03/27/2017	--	11/21/2017	--
Site (SF)	87,700	40,642	--	39,423	--
Exterior	VINYL	ALUM/BRICK	--	ALUM/BRICK	--
Year Built	1981	1999	--	2000	--
Bathroom Count	5	5	\$ 0	5	\$ 0
Total Living Area (SF)	5,900	5,247	\$ 32,650.00	5,529	\$ 18,550.00
Basement	Yes	Yes	--	Yes	--
Basement Area (SF)	621	N/A	--	N/A	--
Garage/Carport	1 / 0	2 / 0	\$ -10,000.00	2 / 0	\$ -10,000.00
Porch	No	No	\$ 0	No	\$ 0
Patio	No	No	\$ 0	No	\$ 0
Deck	No	No	\$ 0	No	\$ 0
Pool	No	No	\$ 0	No	\$ 0
Fireplace(s)	1	1	\$ 0.00	1	\$ 0.00
Net Adjustment (Total)			\$ 22,650.00		\$ 8,550.00
Adjusted Sale Price of Comparables		\$ 1,072,650.00	\$ 204.43	\$ 1,103,550.00	\$ 199.59
Initial Estimate of Value:		\$ 1,016,000.00			

### Additional Owner Adjustments

- Needs a new roof or repairs	\$ 0.00	
- Needs new Heating/AC system	\$ 0.00	\$8000 to \$12000
- Renovate Kitchen	\$ 0.00	\$15000 to \$50000
- Renovate 0 bathrooms	\$ 0.00	\$8000 to \$30,000/EACH
- Replace windows (energy efficient)	\$ 0.00	\$750 to \$1500 per window

### Provide a brief description of these adjustments:

Typical estate is \$7.50 psf of roof area, or 1.5 x first floor square footage x \$7.50. (Example - 1st floor is 2,000 sq. ft. 1.5 x 2,000 x \$7.50 = \$22,500)

**FINAL OWNERSHIP ESTIMATE OF VALUE \$ 1,016,000.00**