

ASSESSMENT SOLUTIONS

FairFax County, 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 correspondence from Fairfax County, VA regarding your appeal.

Deadline to postmark the appeal is May 01, 2018



2019 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
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: \$1,062,130.00 Building: \$0.00	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"/>	FAIR MARKET VALUE: 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"/>	LACK OF UNIFORMITY: This property assessment is out of line generally with similar properties (see reverse side of form).
<input type="checkbox"/>	ERRORS IN PROPERTY DESCRIPTION: Be on the lookout for correspondence from Fairfax County, VA regarding your appeal.

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: \$1,062,130.00	Building: \$0.00	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 _____ 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: \$ 11,040.00	Central air conditioning (yes or no): No
Year kitchen remodeled & cost: \$ 10,400.00	Number of bedrooms in basement:
Year bath/baths remodeled & cost: \$ 5,400.00	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.

	Comparable #1	Comparable #2	Comparable #3
Property Address:	_____	_____	_____
Map Reference #:	_____	_____	_____
Land Assessed Value:	_____	_____	_____
Building Assessed Value:	_____	_____	_____
Total Assessed Value:	_____	_____	_____
Sale Date:	_____	_____	_____
Sale Price:	_____	_____	_____
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 (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	
10520 Hunting Crest Lane, Vienna, Virginia, 22182	
	
Proximity to Subject	
Sale Price	\$ 1,016,000.00
Sale Price/Gross Living Area	\$ 172.20
VALUE ADJUSTMENTS	DESCRIPTION
Date of Sale	01/03/2017
Site (SF)	87,700
Exterior	VINYL
Year Built	1981
Bathroom Count	5
Total Living Area (SF)	5,900
Basement	Yes
Basement Area (SF)	621
Garage/Carport	7 / 1
Porch	Yes
Patio	Yes
Deck	Yes
Pool	Yes
Fireplace(s)	1
Net Adjustment (Total)	
Adjusted Sale Price of Comparables	
Initial Estimate of Value:	

Additional Owner Adjustments

- Needs a new roof or repairs	\$ 11,040.00
- Needs new Heating/AC system	\$ 6,210.00
- Renovate Kitchen	\$ 10,400.00
- Renovate 1 bathrooms	\$ 5,400.00
- Replace windows (energy efficient)	\$ 740.00

FINAL OWNERSHIP ESTIMATE OF VALUE	\$ 982,210.00
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