



**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

OCONNELL 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



PO Box 71476
Richmond, Virginia 23255-1476
(703) 880-1078 • Fax (804) 440-1171
info@taxva.com

Taxing Authority Consulting Services, P.C.
Attorneys At Law

NOTICE OF DELINQUENT TAXES

Fairfax County Department of Tax Administration

September 19, 2011

Re: TACS# 59140 (0904-01-0017) Total Amount Due: \$16416.76

Dear Sir or Madam:

Please be advised that the Fairfax County Department of Tax Administration has retained our services in the collection of delinquent real estate taxes. Tax records indicate that a delinquency exists on your property. Because your taxes are delinquent, penalties, interest and collection fees must now be paid in addition to the taxes and the total amount due is reflected in the amount shown above. Please note that interest continues to accrue so this amount is good through the end of the month only and you can save money by making payment immediately.

Please take notice that pursuant to Virginia Code §58.1-3965, unless your account is paid in full within thirty (30) days from the date of this Notice, Fairfax County will direct this firm to immediately commence proceedings to sell your property. Payment should be made payable to **Fairfax County** and mailed to the following address: **Taxing Authority Consulting Services, PC, P.O. Box 71476, Richmond, Virginia, 23255-1476**. Please be sure to include the above referenced account number on your payment to ensure proper credit.

Please disregard this notice if you have paid these taxes or you are now a debtor in a pending bankruptcy. If you are in bankruptcy, please furnish to our office, in writing, the number of your bankruptcy case and the identification of the Court in which it is pending so as to enable us to code your account and avoid further correspondence to you. Should you require further information regarding this delinquency, please do not hesitate to contact our office at the phone number listed above.

CCSTACS01FXT1

Detach Lower Portion and Return with Remittance

(Do not send cash – please make check or money order payable to Fairfax County)

PO Box 71476
Richmond VA 23255-1476
ADDRESS SERVICE REQUESTED

tacs Taxing Authority Consulting Services, P.C.
Attorneys At Law
(703) 880-1078 • Fax (804) 440-1171 • info@taxva.com

September 19, 2011

59140-FXT1 626621840



Anthony M Oconnell Tr
439 S Vista Del Rio
Green Valley AZ 85614-2415

TAXING AUTHORITY CONSULTING SERVICES PC
PO Box 71476
Richmond VA 23255-1476



TACS #: 59140
Total Amount Due: \$16416.76

Amount Enclosed: \$ _____



PO Box 71476
 Richmond, Virginia 23255-1476
 (703) 880-1078 • Fax (804) 440-1171
 questions@taxva.com

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 Attorneys At Law

SECOND AND FINAL NOTICE OF DELINQUENT TAXES
Fairfax County Department of Tax Administration

October 26, 2011

Re: TACS# 59140 (0904-01-0017) **Total Amount Due: \$16,469.24**

Dear Sir or Madam:

We recently forwarded a Notice to you indicating that your real estate taxes are severely delinquent. Our firm has been retained to collect the delinquent taxes on your property. Since the tax records reflect that these taxes remain unpaid despite our correspondence to your attention, this is your final notice and last opportunity to address this delinquency.

Please take notice that unless your account is paid in full within thirty (30) days of this notice, we will take additional action to collect this account, such as the seizure of your wages or other property. If your taxes are more than two years delinquent, or the property is otherwise eligible for sale under applicable law, we will commence proceedings to sell your property, beginning with the publication of your name and this delinquency in a local newspaper. Please be advised that Virginia law requires that you pay any costs associated with filing suit to sell your property for delinquent taxes. You will be responsible for paying for services such as publications, title searches, filing fees, service fees, appraisal fees, court reporter fees, and auctioneer fees.

Payment should be made payable to **Fairfax County** and mailed to the following address: **Taxing Authority Consulting Services, PC, P.O. Box 71476, Richmond, Virginia, 23255-1476**. You may also make payment by credit card or electronic check through our website, www.taxva.com, by clicking "Pay Now" (a convenience fee will apply). Please be sure to include the above-referenced account number on your payment to ensure proper credit.

Please contact our office to discuss payment of your account. If you have paid these taxes or you are now a debtor in a pending bankruptcy, please disregard this notice. If you are in bankruptcy, please furnish to our office, in writing, the number of your bankruptcy case and the identification of the Court in which it is pending so as to enable us to code your account and avoid further correspondence to you.

Sincerely,
 Taxing Authority Consulting Services, PC

CCSTACS01FXT2

Detach Lower Portion and Return with Remittance
 (Do not send cash – please make check or money order payable to Fairfax County)

PO Box 71476
 Richmond VA 23255-1476
 ADDRESS SERVICE REQUESTED

tacs Taxing Authority Consulting Services, P.C.
 Attorneys At Law
 (703) 880-1078 • Fax (804) 440-1171 • questions@taxva.com

October 26, 2011

TAXING AUTHORITY CONSULTING SERVICES PC

59140-FXT2 651192477

PO Box 71476
 Richmond VA 23255-1476



Anthony M Oconnell Tr
 439 S Vista Del Rio
 Green Valley AZ 85614-2415

TACS #: 59140
 Total Amount Due: \$16,469.24

Amount Enclosed: \$_____



COUNTY OF FAIRFAX

REAL ESTATE TAX BILL

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
WB201 109 DB8307-1446
DB8845-1444 DB8845-1449

OCONNELL 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

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.

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

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

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