

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 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	



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

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	
Total:	\$1,112,000
This amount was allocated between land and building as follows:	
Land:	\$1,112,000
Building:	\$0

2011 Assessed Value of Property	
Total:	\$767,000
This amount is allocated between land and building as follows:	
Land:	\$767,000
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.