



**THIS IS NOT A TAX BILL**

Notice of Reassessment for Tax Year 2023

March 13, 2023

082889 KHAN AFTAB & SEMMI KHAN SURV  
2394 SCUPPERS LN  
WOODBRIDGE, VA 22191-6391



*County Tax Relief Programs are listed on the back of this notice.*

<b>RPC/Account</b>	107901	<b>Address:</b> 17366 SLIGO LOOP	
<b>GPIN</b>	8289-55-7014	<b>Acres:</b> 0.0376	<b>Agricultural/Forestal District:</b>
<b>Legal Description</b>	WAYSIDE VILLAGE SEC 11 PH I LOT 40A		

<b>Assessment History</b>		2023	2022	2021
Market Value Assessment	Land:	\$121,700	\$114,800	\$101,600
	Building:	\$217,900	\$204,200	\$182,500
	Total:	\$339,600	\$319,000	\$284,100
Use Value Assessment	Land:			
	Building:			
	Total:			

<b>Tax History</b>	Tax Year 2023 (Fiscal 2024)	Tax Year 2022 (Fiscal 2023)	Tax Year 2021 (Fiscal 2022)
Tax Rate	NOT YET SET*	1.1075	1.1975
Annual Tax	N/A	\$3,532.92	\$3,402.10

\*Your 2023 taxes cannot be determined until the Prince William Board of County Supervisors (BOCS) adopts a tax rate for Tax Year 2023 (Fiscal 2024) in April. The proposed real estate tax rate for Tax Year 2023 (Fiscal 2024) is \$1.0545 (Base Rate of \$0.977 + Fire/Rescue Levy of \$0.0750 + Mosquito/Forest Pest Management Levy of \$0.0025). Under Virginia law, the BOCS may adopt a tax rate lower than the advertised rate but may not adopt a tax rate higher than the advertised rate.

Your bill may also include a solid waste fee (call 703-792-5751 for details) and/or a storm water management fee (call 703-792-7070 for details). You may also email [StormandSolidInquiries@pwcgov.org](mailto:StormandSolidInquiries@pwcgov.org) with solid waste fee or stormwater management fee questions.

The Assessment History and Tax History for tax year 2022 may include adjustments made after the original assessment and bill were calculated.

**Public Hearing**

A public hearing to accept public comments on the proposed 2024 Fiscal Plan (which includes the Tax Year 2023 tax rate, Fiscal 2024-2029 Capital Improvement Program, and Five-Year Plan) will be held by the BOCS on April 11, 2023, at 7:30 p.m. in the Board Chamber at the McCoart Building located at 1 County Complex Court, Prince William, VA 22192. Pre-registration to speak at the public hearing starts at 6:30 p.m. Additional information regarding the public hearing is available from the Clerk to the BOCS at 703-792-6600 and online at [www.pwcva.gov](http://www.pwcva.gov).

**Important information is located on the back of this real estate assessment notice.**

## General Information

Real estate assessments are made in compliance with accepted methods of the real estate assessment profession. For most residential properties, fair market value is best determined using comparable sales data. Properties that have recently sold are analyzed and adjustments are made for differences such as size, condition, age, location, and interior/exterior amenities. For most commercial and industrial properties, fair market value is best determined using the sales comparison or the income approach whereby the property's income stream is capitalized into an estimate of value. Replacement cost less depreciation is also used in assessing residential, commercial, and industrial properties.

## Tax Calculation

To determine the tax bill, divide the assessed value by \$100 and multiply by the rate. For example, real estate taxes on property assessed at \$300,000, at a rate of \$1.0545 would be \$3,163.50 ( $\$300,000/\$100 \times \$1.0545$ ).

## Assessment Information

Real estate assessments are available online at [www.pwcva.gov/realestate](http://www.pwcva.gov/realestate).

You have the right to view and make copies of records maintained by the Real Estate Assessments Office. The records that are available and the process for accessing them are described in Sections 58.1-3331 and 58.1-3332, VA Code Ann.

Section 58.1-3280, VA Code Ann., authorizes appraisers to physically examine real property in all cases where they deem it advisable. To ensure property descriptions are accurate, the County's assessors periodically inspect properties and verify existing data.

## Assessment Appeals

If you are concerned about your Tax Year 2023 assessment, please contact the Real Estate Assessments Office at 703-792-6780 to speak to an appraiser. If the appraiser is not able to satisfy your concerns, you may request a Real Estate Assessments departmental appeal of your assessment. The deadline for filing a departmental appeal is June 1, 2023.

You may appeal the assessment to the Board of Equalization (BOE). The deadline for filing an appeal to the BOE is July 3, 2023. Please call 703-792-6777 for a BOE application.

You may appeal to the Circuit Court within three years of the assessment. For more information, contact the Clerk of Circuit Court at 703-792-6029.

## Available Tax Relief Programs

- Elderly or Disabled
- Elderly or Disabled Monthly Real Estate Tax Installment Option
- Disabled Veterans
- Surviving Spouses of Disabled Veterans
- Surviving Spouses of Members of the Armed Forces Killed in Action
- Surviving Spouses of Certain Persons Killed in the Line of Duty
- Rehabilitated Real Estate
- SOLAR Exemption
- Use Value Assessment

Additional information and applications are available from the Real Estate Assessments Office at 703-792-6780 and online at [www.pwcva.gov/Finance](http://www.pwcva.gov/Finance).

## Your Tax Dollars at Work

Transfer to Schools	57.42%
Public Safety	21.25%
General Government	6.37%
Human Services	6.58%
Community Development	5.25%
Debt Service	2.70%
Other	0.50%

\*Total may not add to 100% due to rounding.

For additional information on Your Tax Dollars at Work, please visit the PWC Budget website at [www.pwcva.gov/budget](http://www.pwcva.gov/budget).