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**Real Property Estimated Tax
and Other Non-tax Charges
a new owner will pay
in the first full fiscal year of ownership**

* This property will be reassessed in early January next year,
so you must recalculate in early January next year (see footnote 6b).

ACCOUNT NUMBER:		02930782	
PROPERTY:	OWNER NAME	SHULMAN, NANCY M TRUSTEE	
	ADDRESS	112 WINDING ROSE DR ROCKVILLE, MD 20850-2854	
	TAX CLASS	50	
	REFUSE INFO	Refuse Area: R40 Refuse Unit: 1	
TAX INFORMATION:			
TAX DESCRIPTION	FY11 PHASE-IN VALUE₁	FY10 RATE₂	ESTIMATED FY11 TAX/CHARGE
STATE PROPERTY TAX	590,620	.112	661.49
COUNTY PROPERTY TAX ₃	590,620	.826	4,878.52
ROCKVILLE PROPERTY TAX	590,620	.292	1,724.61
SOLID WASTE CHARGE ₄		24.45	24.45
ROCKVILLE STORMWATER MGMT FEE			23.20
ESTIMATED TOTAL₆			7,312.27

1. Phase in value comes from the data base at the Maryland Department of Assessments and Taxation <http://www.dat.state.md.us/>, Real Property Data Search. The phase in value is for the next fiscal year, if available, otherwise the phase in value is for current fiscal year.
2. Tax rates come from the current property tax bill, which also may include several non-tax charges, at the web page of the County Government's Department of Finance: <http://www.montgomerycountymd.gov/finance>. Look for a link to "Pay or view your property tax bill on line".
3. County Property Tax is the sum of the General Fund tax and several special fund taxes.
4. All non-tax charges (for example Solid Waste, Water Quality Protection, Bay Restoration Fund, WSSC) are the charges in the current fiscal year. These charges may be different in the next fiscal year.
5. This property is located in an **existing** development district. Each year a special development district assessment must be paid. Effective every July 1st, the rate will change based on changes in the property assessment and debt service requirements. More information is available in the [FAQ](#) section of this website.
6. You must update the estimate for the property taxes and other non-tax charges
 - a. Every July 1, because the tax rates, phase-in values, and other non-tax charges will or may change; AND ALSO
 - b. In early January if the calculation used the phase-in value for the current fiscal year instead of the phase-in value for the next fiscal year, because SDAT had not yet specified the phase in value for the next fiscal year. This occurs in the period July 1 - early January in the third year of the three year assessment cycle.
7. This property is located in a **proposed** development district. At some date in the future, development district taxes may be levied to pay debt service on bonds issued to build infrastructure in the district. It is important that property owners recognize that this additional tax may be levied in the future. The rate indicated above is an estimate and will change once the district is created and bonds are issued. More information is available in the [FAQ](#) section of this website.
8. The Proposed Estimated Total includes all actual and proposed taxes and non-tax charges relative to this property.



REAL PROPERTY CONSOLIDATED TAX BILL
LEVY YEAR 2009
ANNUAL BILL
TAX PERIOD 07/01/2009-06/30/2010

ACCOUNT NUMBER	BILL NO.	PROPERTY ADDRESS	MORTGAGE	OCCUPANCY
02930782	29261701	112 WINDING ROSE DR	BAC TAX SERVICES CORPORATION	PRINCIPAL RESIDENCE
PROPERTY DESCRIPTION		SHULMAN, NANCY M TRUSTEE		
ROSE HILL FALLS		112 WINDING ROSE DR ROCKVILLE, MD 20850-2854		

LOT	135	TAX DESCRIPTION	ASSESSMENTRATE	TAX/CHARGE
BLOCK	A	STATE PROPERTY TAX	590,620 .112*	661.49
DISTRICT	04	COUNTY PROPERTY TAX	590,620 .826*	4,878.52
SUB	274	ROCKVILLE PROPERTY TAX	590,620 .292*	1,724.61
CLASS	R050	SOLID WASTE CHARGE	24.45	24.45
REFUSE AREA	R40	ROCKVILLE STORMWATER MGMT FEE		23.20
REFUSE UNIT	1	TOTAL		7,312.27
		CREDIT DESCRIPTION	ASSESSMENTRATE	AMOUNT
		STATE HOMESTEAD CREDIT	-99,990 .112*	-111.99
		COUNTY HOMESTEAD CREDIT	-99,990 .826*	-825.92
		COUNTY PROPERTY TAX CREDIT		-690.00
		MUNICIPAL HOMESTEAD CREDIT	-99,990 .292*	-291.97
		ROCKVILLE PROPERTY TAX CREDIT		-100.00
		TOTAL CREDITS		-2,019.88

PRIOR PAYMENTS **** 2646.21
 INTEREST
TOTAL AMOUNT 2646.18
Amount Due by 11/30/2009 0
 DUE BY 11/30/2009

