





AREA INFORMATION
 Area 1.51 Acres
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NOTES:
 1. THIS PLAT IS SUBJECT TO THE CITY OF ROCKVILLE ZONING ORDINANCES AND ANY OTHER ORDINANCES THAT MAY BE APPLICABLE.
 2. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF ROCKVILLE ZONING ORDINANCES AND ANY OTHER ORDINANCES THAT MAY BE APPLICABLE.
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OWNER'S DEDICATION
 I, the undersigned, do hereby dedicate to the City of Rockville, Maryland, the following described property for the use and benefit of the public:

By: *[Signature]*
 WARD INVESTMENT PROPERTIES, INC.
 2901 R. 1288

SURVEYOR'S CERTIFICATE
 I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Surveyor in the State of Maryland, and that I have personally examined the above described plat and find that the same is a true and correct representation of the land shown thereon, and that the same is in accordance with the laws and regulations of the State of Maryland, and that I have not observed any irregularities or errors in the same.

[Signature]
 2901 R. 1288
 MONTGOMERY COUNTY, MARYLAND

FILED
 DEC 2 1984
 CITY OF ROCKVILLE PLANNING COMMISSION
 APPROVED
 MAY 12, 1984
 CITY OF ROCKVILLE PLANNING COMMISSION
 APPROVED
 MAY 12, 1984
 CITY OF ROCKVILLE PLANNING COMMISSION
 APPROVED
 MAY 12, 1984

COR / *NWR*

Printed on: Friday, July 24, 2009



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

ACCOUNT NUMBER:		02461944	
PROPERTY:	OWNER NAME	ROMANO, CLAUDE S & NATASHA N	
	ADDRESS	303 LYNN MANOR DR ROCKVILLE, MD 20850-0000	
	TAX CLASS	50	
	REFUSE INFO	Refuse Area: R40 Refuse Unit: 1	
TAX INFORMATION:			
TAX DESCRIPTION	FY10 PHASE-IN VALUE₁	FY10 RATE₂	ESTIMATED FY10 TAX/CHARGE
STATE PROPERTY TAX	472,050	.112	528.70
COUNTY PROPERTY TAX ₃	472,050	.826	3,899.13
ROCKVILLE PROPERTY TAX	472,050	.292	1,378.39
SOLID WASTE CHARGE ₄		24.45	24.45
ROCKVILLE STORMWATER MGMT FEE			18.06
ESTIMATED TOTAL₆			5,848.73

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.

Handwritten initials: ER and NWR



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
02461944	29221631	303 LYNN MANOR DR	UNKNOWN	NOT A PRINCIPAL RESIDENCE

PROPERTY DESCRIPTION	OWNER
ROCKVILLE HEIGHTS	ROMANO, CLAUDE S & NATASHA N 12632 FALCONBRIDGE DR NORTH POTOMAC, MD 20878-3411

LOT	BLOCK	DISTRICT	SUB	CLASS	REFUSE AREA	REFUSE UNIT	TAX DESCRIPTION	ASSESSMENT RATE	TAX/CHARGE
73	3	04	225	R050	R40	1	STATE PROPERTY TAX	472,050 .112*	528.70
							COUNTY PROPERTY TAX	472,050 .826*	3,899.13
							ROCKVILLE PROPERTY TAX	472,050 .292*	1,378.39
							SOLID WASTE CHARGE	24.45	24.45
							ROCKVILLE STORMWATER MGMT FEE		18.06
							TOTAL		5,848.73
							INTEREST		
							TOTAL AMOUNT		5848.73
							Amount Due by 9/30/2009		5848.73
							DUE BY 9/30/2009		

Handwritten signature: CSR

Handwritten signature: MVR