



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

ACCOUNT NUMBER:		02931401
PROPERTY:	OWNER NAME	LIU, CHUNG LING &
	ADDRESS	406 WINDING ROSE DR ROCKVILLE, MD 20850-2863

TAX INFORMATION:			
TAX DESCRIPTION	FY09 PHASE-IN VALUE₁	FY09 RATE₂	ESTIMATED FY09 TAX/CHARGE
STATE PROPERTY TAX	544,502	.112*	609.84
COUNTY PROPERTY TAX ₃	544,502	.818*	4,454.03
ROCKVILLE PROPERTY TAX	544,502	.292*	1,589.95
SOLID WASTE CHARGE ₄		30.25	30.25
ESTIMATED TOTAL₅			6,684.07

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. 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.