

Printed on: Thursday, September 24, 2009



**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:		02932438		
PROPERTY:	OWNER NAME	ROSOV, CARRIE S		
	ADDRESS	19 BLUE HOSTA WAY ROCKVILLE, MD 20850-2871		
	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	577,590	.112	646.90	
COUNTY PROPERTY TAX ₃	577,590	.826	4,770.89	
ROCKVILLE PROPERTY TAX	577,590	.292	1,686.56	
SOLID WASTE CHARGE ₄		24.45	24.45	
ROCKVILLE STORMWATER MGMT FEE			23.20	
ESTIMATED TOTAL₆			7,152.00	

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.

CSW



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
02932438	29261866	19 BLUE HOSTA WAY	US BANCORP SERVICE PROVIDERS, LLC	PRINCIPAL RESIDENCE

PROPERTY DESCRIPTION	ROSOV, CARRIE S
ROSE HILL FALLS	19 BLUE HOSTA WAY ROCKVILLE, MD 20850-2871

LOT	73	TAX DESCRIPTION	ASSESSMENT	RATE	TAX/CHARGE
BLOCK	A	STATE PROPERTY TAX	577,590	.112*	646.90
DISTRICT	04	COUNTY PROPERTY TAX	577,590	.826*	4,770.90
SUB	274	ROCKVILLE PROPERTY TAX	577,590	.292*	1,686.56
CLASS	R050	SOLID WASTE CHARGE		24.45	24.45
REFUSE AREA	R40	ROCKVILLE STORMWATER MGMT FEE			23.20
REFUSE UNIT	1	TOTAL			7,152.01
		CREDIT DESCRIPTION	ASSESSMENT	RATE	AMOUNT
		STATE HOMESTEAD CREDIT	-102,247	.112*	-114.52
		COUNTY HOMESTEAD CREDIT	-102,247	.826*	-844.56
		COUNTY PROPERTY TAX CREDIT			-690.00
		MUNICIPAL HOMESTEAD CREDIT	-102,247	.292*	-298.56
		ROCKVILLE PROPERTY TAX CREDIT			-100.00
		TOTAL CREDITS			-2,047.64

PRIOR PAYMENTS **** 2552.2
 INTEREST
TOTAL AMOUNT 2552.17
Amount Due by 9/30/2009 0
 DUE BY 9/30/2009

18871 OWNER'S DEDICATION

We, the undersigned, owner of the property described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and grant to the City of Rockville, MD, slope easements 25 feet wide across all lots and parcels adjacent, contiguous and parallel to all street right of way lines. Said slope easements shall be extinguished at such time as the public improvements on the abutting rights-of-way have been completed and accepted for assistance by the City of Rockville, MD.

Further, we grant to Potomac Electric Power Company and to Chesapeake and Potomac Telephone Co. of MD., and to their respective successors and assigns, an easement, in, on and over the land as shown hereon and described as Public Utility Easement, designated hereon as "P.U.E.", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, MD, in Liber 3834 at Folio 457. Said terms and provisions being incorporated herein by this reference.

Further, we grant to the City of Rockville, MD, easements designated hereon as "Water & Sewer Easement" for the construction, reconstruction, maintenance and operation of water mains, sanitary sewers and/or appurtenances.

Further, we grant to the City of Rockville, MD, easements designated hereon as "City Storm Drain Easement" for the construction, reconstruction, maintenance and operation of storm drains and/or appurtenances.

Further, we grant to the City of Rockville, MD, a Maintenance Easement, 10 feet wide across all lots and parcels adjacent, contiguous and parallel to all street right of way lines for the construction, reconstruction, maintenance and operation of all sidewalks, street trees, traffic control devices, storm drains, driveway aprons, fire hydrants, street lights and water and sewer house connections within said easement. Maintenance by the City of Rockville of the water and sewer house connections will be from the main up to and including the water meters and sewer cleanouts only. Public utility easements shall be subordinate to the City Maintenance Easement.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision, except certain deeds of trusts and all parties in interest thereto, have below indicated their assent.

FALLS ROAD WMM LIMITED PARTNERSHIP,
a Maryland limited partnership
and Chesapeake Potomac Telephone
Company, General Partner

Thomas Allen
Scott E. Reed,
Executive Vice President

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION

Dorothy J. Costopoulos
Dorothy J. Costopoulos
Witness

Shirley M. ...
Shirley M. ...
Witness

Shirley M. ...
Shirley M. ...
Witness

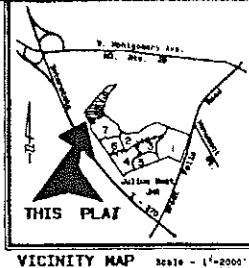
Date: July 7, 1992

Kenneth S. Kavutt
Kenneth S. Kavutt, Secretary

Mark Polak
Mark Polak, Trustee

Richard J. ...
Richard J. ...
Trustee

Alice A. Stealy
Alice A. Stealy, Trustee



SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my knowledge and belief, that it is a subdivision of part of the land conveyed by Fall Line Company, a Maryland corporation, Deane M. Bullard Jr., and Anne M. Bullard, trustees to Falls Road WMM Limited Partnership, a Maryland Limited Partnership by Deed Dated July 8, 1980 and recorded among the Land Records of Montgomery County, Maryland in Liber 3393 at Folio 545; and that all property corner markers will be set in accordance with Chapter 50, Section 84 B-2 of the Montgomery County Code.

There is no STREET DEDICATION by this plan and the TOTAL AREA of this plat which includes 26 LOTS is 4.1995 acres.

July 6, 1992
Date
Donald F. Rawers
Professional Land Surveyor MD, No. 16886

Monuments marked thus will be set where indicated.

100 YEAR FLOOD PLAIN LINE DATA

SECTION	DISTANCE
A	100'
B	100'
C	100'
D	100'
E	100'
F	100'
G	100'
H	100'
I	100'
J	100'
K	100'
L	100'
M	100'
N	100'
O	100'
P	100'
Q	100'
R	100'
S	100'
T	100'
U	100'
V	100'
W	100'
X	100'
Y	100'
Z	100'

LINE DATA

SECTION	DISTANCE
A	100'
B	100'
C	100'
D	100'
E	100'
F	100'
G	100'
H	100'
I	100'
J	100'
K	100'
L	100'
M	100'
N	100'
O	100'
P	100'
Q	100'
R	100'
S	100'
T	100'
U	100'
V	100'
W	100'
X	100'
Y	100'
Z	100'

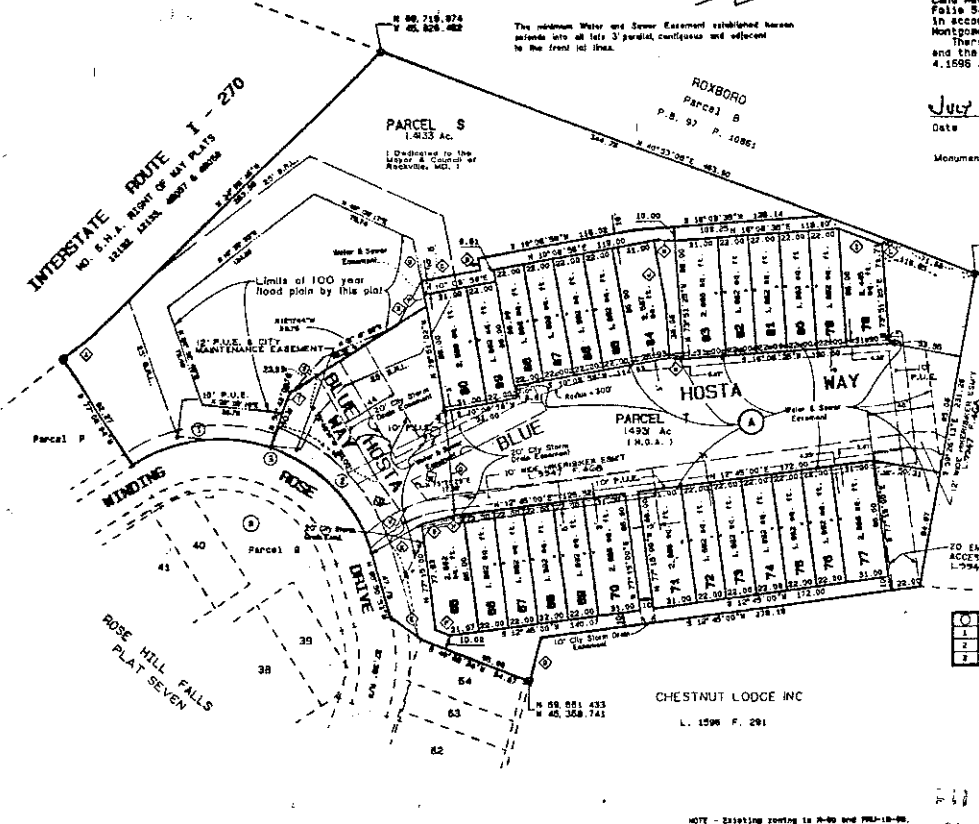
CLEVELAND DATA

SECTION	DISTANCE
A	100'
B	100'
C	100'
D	100'
E	100'
F	100'
G	100'
H	100'
I	100'
J	100'
K	100'
L	100'
M	100'
N	100'
O	100'
P	100'
Q	100'
R	100'
S	100'
T	100'
U	100'
V	100'
W	100'
X	100'
Y	100'
Z	100'

PLAT OF CORRECTION
LOTS 65 thru 90, PARCELS S & T - BLOCK A
PLAT EIGHT

ROSE HILL FALLS

Rockville (4th) Election District
Montgomery County, Maryland
Scale - 1"=60' June, 1992



FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

APPROVED - Aug. 26, 1992

WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

Don A. ...
CIVIL

Boyer ...
CHIEF EXECUTIVE OFFICER

RECORDED
PLAT BOOK
PLAT

NOTE
The purpose of this plat of correction is to add water, sewer and storm drain easements and to revise the 12' P.U.E. and City Maintenance Easement to a 10' P.U.E. and City Maintenance Easement.

LOJEDERMAN ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
15200 Waddy Drive Road
Rockville, Maryland 20850
(301) 440-5700

CSW