

**Valley Mall**  
**JAN 1, 2023 - DEC 31, 2023**  
**TAX SUMMARY**

	<b>1st Installment</b>	<b>2nd Installment</b>
<b>PARCEL NUMBER</b>	<b>2023/2024</b>	<b>2022/2023</b>
P1012123	167,863.08	163,114.89
P1012127	1,965.72	1,909.26
P1016032	7,979.88	7,000.11
<b>TOTAL TAXES</b>	<b>177,808.68</b>	<b>172,024.26</b>
Real Property Taxes	349,832.94	
Business License Fee	200.00	
Personal Property Taxes	2,938.76	
<b>Total 2023 Tax Expense</b>	<b>352,971.70</b>	



CITY OF HARRISONBURG  
JEFFREY L. SHAFER, TREASURER  
P.O. BOX 1007  
HARRISONBURG, VA 22803-1007

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**City of Harrisonburg**  
**2023/2024 REAL ESTATE TAX BILL AND**  
**STORMWATER UTILITY FEE BILL**  
**1st Half Bill**

**PAYMENT DUE DECEMBER 5, 2023**

000478/3--S 3--B 1

SM VALLEY MALL LLC  
ATT EVAN STAGGS/MACERICH RE TAX DEP  
PO BOX 4085  
SANTA MONICA CA 90411-4085

QUESTIONS? CONTACT INFORMATION

Payment options? Directions? TREASURER - 540.432.7705

Assessment questions? REAL ESTATE OFFICE - 540.432.7795

Stormwater questions? PUBLIC WORKS - 540.434.5928

YEAR	BILL NUMBER	PARCEL ID NUMBER
2023-2024	00011004	P1012123

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST HALF CHARGES
1925 E MARKET ST	1437703	\$0.00	2,875	\$6.00/B.U.	\$8,625.00
TOTAL STORMWATER FEES DUE					\$8,625.00

REAL ESTATE TAX	RATE	LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	1ST HALF TAX
159,238.08	\$.96/100	21,101,900	12,072,700	33,174,600		\$159,238.08
TOTAL REAL ESTATE TAXES DUE						\$159,238.08

MAP # 78 C 3

PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00

TAX PAYMENT IS DUE ON OR BEFORE 12/5/23  
10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/23  
10% INTEREST PER YEAR BEGINS 1/1/24  
6% INTEREST ON STORMWATER FEE BEGINS 1/1/24

<b>1st Half TOTAL DUE - December 5, 2023</b>	<b>\$167,863.08</b>
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$335,726.16

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**RETURN THIS PORTION WITH PAYMENT**

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

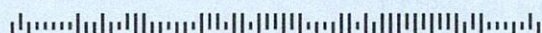
**1st HALF 2023-2024 REAL ESTATE**  
**STORMWATER UTILITY FEE BILL**

PARCEL # P1012123

MAP # 78 C 3

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P.O. BOX 1007  
HARRISONBURG, VA 22803-1007



CURRENT REAL ESTATE TAXES	\$159,238.08
CURRENT STORMWATER FEE	\$8,625.00
PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00
<b>TOTAL DUE - December 5, 2023</b>	<b>\$167,863.08</b>
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$335,726.16

SM VALLEY MALL LLC  
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**MORE INFO ON BACK**

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**1st Half Bill**

**PAYMENT DUE DECEMBER 5, 2023**

\*000478/3--S 3--B 1



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YEAR	BILL NUMBER	PARCEL ID NUMBER
2023-2024	00011005	P1012127

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST HALF CHARGES
EVELYN BYRD AVE	10334	\$0.00	21	\$6.00/B.U.	\$63.00
TOTAL STORMWATER FEES DUE					\$63.00

REAL ESTATE TAX	RATE	LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	1ST HALF TAX
1,902.72	\$.96/100	396,400	0	396,400		\$1,902.72
TOTAL REAL ESTATE TAXES DUE						\$1,902.72

MAP # 78 C 5

TAX PAYMENT IS DUE ON OR BEFORE 12/5/23  
10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/23  
10% INTEREST PER YEAR BEGINS 1/1/24  
6% INTEREST ON STORMWATER FEE BEGINS 1/1/24

PAYMENTS \$0.00

DELINQUENT TAXES AND FEES \$0.00

**1st Half TOTAL DUE - December 5, 2023 \$1,965.72**

TOTAL TAXES AND FEES FOR ENTIRE YEAR \$3,931.44

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**RETURN THIS PORTION WITH PAYMENT**

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

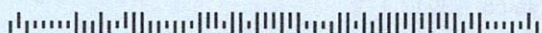
**1st HALF 2023-2024 REAL ESTATE  
STORMWATER UTILITY FEE BILL**

PARCEL # P1012127

MAP # 78 C 5

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CURRENT REAL ESTATE TAXES	\$1,902.72
CURRENT STORMWATER FEE	\$63.00
PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00
<b>TOTAL DUE - December 5, 2023</b>	<b>\$1,965.72</b>
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$3,931.44

SM VALLEY MALL LLC  
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**MORE INFO ON BACK**

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**City of Harrisonburg**  
**2023/2024 REAL ESTATE TAX BILL AND**  
**STORMWATER UTILITY FEE BILL**  
**1st Half Bill**

**PAYMENT DUE DECEMBER 5, 2023**

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QUESTIONS? CONTACT INFORMATION

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Stormwater questions? PUBLIC WORKS - 540.434.5928

YEAR	BILL NUMBER	PARCEL ID NUMBER
2023 - 2024	00011006	P1016032

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST HALF CHARGES
2005 E MARKET ST	19702	\$0.00	39	\$6.00/B.U.	\$117.00
TOTAL STORMWATER FEES DUE					\$117.00

REAL ESTATE TAX	RATE	LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	1ST HALF TAX
7,862.88	\$.96/100	716,500	921,600	1,638,100		\$7,862.88
TOTAL REAL ESTATE TAXES DUE						\$7,862.88

MAP # 78 C 3C

TAX PAYMENT IS DUE ON OR BEFORE 12/5/23  
10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/23  
10% INTEREST PER YEAR BEGINS 1/1/24  
6% INTEREST ON STORMWATER FEE BEGINS 1/1/24

PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00

<b>1st Half TOTAL DUE - December 5, 2023</b>	<b>\$7,979.88</b>
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$15,959.76

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**RETURN THIS PORTION WITH PAYMENT**

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

**1st HALF 2023-2024 REAL ESTATE**  
**STORMWATER UTILITY FEE BILL**

PARCEL # P1016032

MAP # 78 C 3C

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CURRENT REAL ESTATE TAXES	\$7,862.88
CURRENT STORMWATER FEE	\$117.00
PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00
<b>TOTAL DUE - December 5, 2023</b>	<b>\$7,979.88</b>
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$15,959.76

SM VALLEY MALL LLC  
ATT: EVAN STAGGS/MACERICH RE TAX DE  
PO BOX 4085  
SANTA MONICA CA 90411-4085

**MORE INFO ON BACK**

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**City of Harrisonburg**  
**2022/2023 REAL ESTATE TAX BILL AND**  
**STORMWATER UTILITY FEE BILL**  
**1st Half Bill**

**PAYMENT DUE DECEMBER 5, 2022**

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SANTA MONICA CA 90411-4085

QUESTIONS? CONTACT INFORMATION

Payment options? Directions? TREASURER - 540.432.7705

Assessment questions? REAL ESTATE OFFICE - 540.432.7795

Stormwater questions? PUBLIC WORKS - 540.434.5928

YEAR	CUSTOMER ID	BILL NUMBER	PARCEL ID NUMBER
2022-2023	41514	00010980	P1012123

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST HALF CHARGES
1925 E MARKET ST	1475513	\$0.00	2,951	\$6.00/B.U.	\$8,853.00
TOTAL STORMWATER FEES DUE					\$8,853.00

REAL ESTATE TAX	RATE	LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	1ST HALF TAX
154,261.89	\$.93/1002	1,101,900	12,072,700	33,174,600		\$154,261.89
TOTAL REAL ESTATE TAXES DUE						\$154,261.89

MAP # 78 C 3

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10% INTEREST PER YEAR BEGINS 1/1/23  
6% INTEREST ON STORMWATER FEE BEGINS 1/1/23

PAYMENTS	\$0.00
<b>DELINQUENT TAXES AND FEES</b>	<b>\$0.00</b>

<b>1st Half TOTAL DUE - December 5, 2022</b>	<b>\$163,114.89</b>
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$326,229.78

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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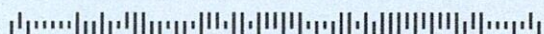
**1st HALF 2022-2023 REAL ESTATE**  
**STORMWATER UTILITY FEE BILL**

PARCEL # P1012123

MAP # 78 C 3

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CURRENT REAL ESTATE TAXES	\$154,261.89
CURRENT STORMWATER FEE	\$8,853.00
PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00
<b>TOTAL DUE - December 5, 2022</b>	<b>\$163,114.89</b>
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$326,229.78

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**MORE INFO ON BACK**

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**1st Half Bill**

**PAYMENT DUE DECEMBER 5, 2022**

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YEAR	CUSTOMER ID	BILL NUMBER	PARCEL ID NUMBER
2022-2023	41514	00010981	P1012127

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST HALF CHARGES
EVELYN BYRD AVE	10752	\$0.00	22	\$6.00/B.U.	\$66.00
TOTAL STORMWATER FEES DUE					\$66.00

REAL ESTATE TAX	RATE	LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	1ST HALF TAX
1,843.26	\$.93/100	396,400	0	396,400		\$1,843.26
TOTAL REAL ESTATE TAXES DUE						\$1,843.26

MAP # 78 C 5

PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00

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10% INTEREST PER YEAR BEGINS 1/1/23  
6% INTEREST ON STORMWATER FEE BEGINS 1/1/23

<b>1st Half TOTAL DUE - December 5, 2022</b>	<b>\$1,909.26</b>
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$3,818.52

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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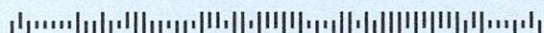
**1st HALF 2022-2023 REAL ESTATE**  
**STORMWATER UTILITY FEE BILL**

PARCEL # P1012127

MAP # 78 C 5

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CURRENT REAL ESTATE TAXES	\$1,843.26
CURRENT STORMWATER FEE	\$66.00
PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00
<b>TOTAL DUE - December 5, 2022</b>	<b>\$1,909.26</b>
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$3,818.52

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**MORE INFO ON BACK**

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**1st Half Bill**

**PAYMENT DUE DECEMBER 5, 2022**

\* 000569/3--S 3--B 1



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YEAR	CUSTOMER ID	BILL NUMBER	PARCEL ID NUMBER
2022-2023	164185	00010982	P1016032

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST HALF CHARGES
2005 E MARKET ST	0	\$0.00	0	\$6.00/B.U.	\$0.00
TOTAL STORMWATER FEES DUE					\$0.00

REAL ESTATE TAX	RATE	LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX RELIEF	1ST HALF TAX
7,000.11	\$.93/100	716,500	788,900	1,505,400		\$7,000.11
TOTAL REAL ESTATE TAXES DUE						\$7,000.11

MAP # 78 C 3C

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10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/22  
10% INTEREST PER YEAR BEGINS 1/1/23  
6% INTEREST ON STORMWATER FEE BEGINS 1/1/23

PAYMENTS	\$0.00
<b>DELINQUENT TAXES AND FEES</b>	<b>\$0.00</b>

<b>1st Half TOTAL DUE - December 5, 2022</b>	<b>\$7,000.11</b>
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$14,000.22

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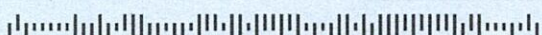
**1st HALF 2022-2023 REAL ESTATE**  
**STORMWATER UTILITY FEE BILL**

PARCEL # P1016032

MAP # 78 C 3C

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CURRENT REAL ESTATE TAXES	\$7,000.11
CURRENT STORMWATER FEE	\$0.00
PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00
<b>TOTAL DUE - December 5, 2022</b>	<b>\$7,000.11</b>
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$14,000.22

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**MORE INFO ON BACK**

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