

VALLEY MALL

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

Address Service Requested

City of Harrisonburg
2016/2017 REAL ESTATE TAX BILL AND
STORMWATER UTILITY FEE BILL
1st Half Bill

RECEIVED NOV 08 2016

000545/3-S 4-B 1

SM VALLEY MALL LLC
 C/O THOMSON REUTERS
 PO BOX 847
 CARLSBAD CA 92018-0847

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	ACCOUNT NUMBER	BILL NUMBER	PARCEL ID NUMBER
2016	000007923	00010664	P1011923

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST HALF CHARGES
EVELYN BYRD AVE	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
EVELYN BYRD AVE	\$.78/100	1,859,700	0	1,859,700		\$7,252.83
TOTAL REAL ESTATE TAXES DUE						\$7,252.83

PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00

TAX PAYMENT IS DUE ON OR BEFORE 12/5/16
 10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/16
 10% INTEREST PER YEAR BEGINS 1/1/17
 6% INTEREST ON STORMWATER FEE BEGINS 1/4/17

TOTAL DUE - December 5, 2016 \$7,252.83

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH PAYMENT

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

**1st HALF 2016-2017 REAL ESTATE
 STORMWATER UTILITY FEE BILL**

00002082016400010664100014505663

PARCEL # P1011923

CURRENT REAL ESTATE TAXES	\$7,252.83
CURRENT STORMWATER FEE	\$0.00
PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00
TOTAL DUE	\$7,252.83

MAKE CHECKS PAYABLE TO CITY OF HARRISONBURG
 AND SEND TO:

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



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 1ST Half Bill

SM VALLEY MALL LLC C/O THOMSON REUTERS
 PO BOX 847
 CARLSBAD, CA 92018

The Treasurer is responsible for the collection of all taxes and fees, NOT for the assessment of properties nor the stormwater fee. The Treasurer has no authority to set tax rates, fix valuations or make any changes to the tax roll or bill.

Please direct your real estate tax questions to the Commissioner of the Revenue at 540.432.7795.
 Please direct your stormwater fee questions to the Department of Public Works at 540.434.5928.

YEAR	ACCOUNT NUMBER	BILL NUMBER	PARCEL ID NUMBER
2016	000007923	00010665	P1012123

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST Half Bill
1925 E MARKET ST	1475513	0	2951	\$10.50/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 Bill
1925 E MARKET ST	\$0.78/100	20,278,400	21,318,100	41,596,500	\$10,389.99	\$151,836.36
TOTAL REAL ESTATE TAXES DUE						\$151,836.36

TAX PAYMENT IS DUE ON OR BEFORE 12/05/2016
10% PENALTY (\$10.00 min.) WILL BE ADDED
10% INTEREST PER YEAR BEGINS 12/06/2016
6% INTEREST ON STORMWATER FEE BEGINS

PAYMENTS	\$-0.00
DELINQUENT TAXES AND FEES	\$0.00

TOTAL DUE - December 05, 2016 \$160,689.36

Please retain top portion for your records.

RETURN THIS PORTION WITH PAYMENT

PLEASE MAKE ADDRESS CORRECTIONS IF NEEDED

**1ST Half 2016-2017 REAL ESTATE
 STORMWATER UTILITY FEE BILL**

MAP # P1012123

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 AND SEND TO:

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

CURRENT REAL ESTATE TAXES	\$151,836.36
CURRENT STORMWATER FEE	\$8,853.00
PAYMENTS	\$-0.00
DELINQUENT TAXES AND FEES	\$0.00
TOTAL DUE	\$160,689.36

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City of Harrisonburg
2016/2017 REAL ESTATE TAX BILL AND
STORMWATER UTILITY FEE BILL
1st Half Bill

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YEAR	ACCOUNT NUMBER	BILL NUMBER	PARCEL ID NUMBER
2016	000007923	00010666	P1012127

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST HALF CHARGES
1925 E 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
1925 E EVELYN BYRD AVE	\$.78/100	661,200	0	661,200		\$2,578.68
TOTAL REAL ESTATE TAXES DUE						\$2,578.68

PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00

TAX PAYMENT IS DUE ON OR BEFORE 12/5/16
 10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/16
 10% INTEREST PER YEAR BEGINS 1/1/17
 6% INTEREST ON STORMWATER FEE BEGINS 1/4/17

TOTAL DUE - December 5, 2016 \$2,644.68

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH PAYMENT

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**1st HALF 2016-2017 REAL ESTATE
 STORMWATER UTILITY FEE BILL**

00002082016400010666600005289368

PARCEL # P1012127

CURRENT REAL ESTATE TAXES	\$2,578.68
CURRENT STORMWATER FEE	\$66.00
PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00
TOTAL DUE	\$2,644.68

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City of Harrisonburg
2017/2018 REAL ESTATE TAX BILL AND
STORMWATER UTILITY FEE BILL
1st Half Bill
PAYMENT DUE DECEMBER 5, 2017

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YEAR	ACCOUNT NUMBER	BILL NUMBER	PARCEL ID NUMBER
2017-2018	7923	00010088	P1011923

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST HALF CHARGES
EVELYN BYRD AVE	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
8,319.80	\$.85/100	1,957,600	0	1,957,600		\$8,319.80
TOTAL REAL ESTATE TAXES DUE						\$8,319.80

MAP # 77 E 6

PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00

TAX PAYMENT IS DUE ON OR BEFORE 12/5/17
 10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/17
 10% INTEREST PER YEAR BEGINS 1/1/18
 6% INTEREST ON STORMWATER FEE BEGINS 1/4/18

1st Half TOTAL DUE - December 5, 2017	\$8,319.80
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$16,639.60

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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**1st HALF 2017-2018 REAL ESTATE
 STORMWATER UTILITY FEE BILL**


00002082017200010088300008319808

PARCEL # P1011923

MAP # 77 E 6

CURRENT REAL ESTATE TAXES	\$8,319.80
CURRENT STORMWATER FEE	\$0.00
PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00
TOTAL DUE - December 5, 2017	\$8,319.80
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$16,639.60

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City of Harrisonburg
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1st Half Bill
PAYMENT DUE DECEMBER 5, 2017

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YEAR	ACCOUNT NUMBER	BILL NUMBER	PARCEL ID NUMBER
2017-2018	7923	00010275	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
165,462.70	\$.85/10021	968,300	19,628,200	41,596,500		\$165,462.70
TOTAL REAL ESTATE TAXES DUE						\$165,462.70

MAP # 78 C 3

PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00

TAX PAYMENT IS DUE ON OR BEFORE 12/5/17
 10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/17
 10% INTEREST PER YEAR BEGINS 1/1/18
 6% INTEREST ON STORMWATER FEE BEGINS 1/4/18

1st Half TOTAL DUE - December 5, 2017	\$174,315.70
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$348,631.40

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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**1st HALF 2017-2018 REAL ESTATE
 STORMWATER UTILITY FEE BILL**

00002082017200010275600174315705

PARCEL # P1012123

MAP # 78 C 3

CURRENT REAL ESTATE TAXES	\$165,462.70
CURRENT STORMWATER FEE	\$8,853.00
PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00
TOTAL DUE - December 5, 2017	\$174,315.70
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$348,631.40

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1st Half Bill
PAYMENT DUE DECEMBER 5, 2017

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YEAR	ACCOUNT NUMBER	BILL NUMBER	PARCEL ID NUMBER
2017-2018	7923	00010278	P1012127

STORMWATER UTILITY FEE	BILLABLE SQ FEET	CREDITS	BILLING UNITS	RATE	1ST HALF CHARGES
1925 E 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
2,950.78	\$.85/100	694,300	0	694,300		\$2,950.78
TOTAL REAL ESTATE TAXES DUE						\$2,950.78

MAP # 78 C 5

PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00

TAX PAYMENT IS DUE ON OR BEFORE 12/5/17
 10% PENALTY (\$10.00 MIN.) WILL BE ADDED 12/6/17
 10% INTEREST PER YEAR BEGINS 1/1/18
 6% INTEREST ON STORMWATER FEE BEGINS 1/4/18

1st Half TOTAL DUE - December 5, 2017	\$3,016.78
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$6,033.55

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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**1st HALF 2017-2018 REAL ESTATE
 STORMWATER UTILITY FEE BILL**

00002082017200010278000003016789

PARCEL # P1012127

MAP # 78 C 5

CURRENT REAL ESTATE TAXES	\$2,950.78
CURRENT STORMWATER FEE	\$66.00
PAYMENTS	\$0.00
DELINQUENT TAXES AND FEES	\$0.00
TOTAL DUE - December 5, 2017	\$3,016.78
TOTAL TAXES AND FEES FOR ENTIRE YEAR	\$6,033.55

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