



DEPARTMENT OF REAL ESTATE ASSESSMENTS

2100 Clarendon Boulevard, Suite 611 Arlington, VA 22201
Website: https://www.arlingtonva.us/Government/Topics/Real-Estate
Email: realog2@arlingtonva.us

Notice of 2022 Real Estate Assessment

January 01, 2022

FRATTALI MATTHEW JAMES &
FRATTALI JOHANNA BETH
2441 S LINCOLN STREET
ARLINGTON VA 22206

THIS IS NOT A BILL

RPC Number: 31027004
Property Address: 2441 S LINCOLN ST
Legal Description: LTS 36 37

Neighborhood: 510087

Table with 7 columns: Description, Land, Building, Total, Rate, Taxes \$, Tax % Change. Rows include 2022 Value, 2021 Value, and 2020 Value for Residential Use.

This is notice of the January 1, 2022 assessed value of the above property. The assessment represents our estimate of 100% of the fair market value. Commercial classified property may be subject to additional real estate tax rates adopted by the Arlington County Board.

If you are not the property owner, Section 58.1-3330 of the Code of Virginia requires that you forward this notice to the owner immediately or return the notice to the Department of Real Estate Assessments (2100 Clarendon Boulevard, Suite 611, Arlington, VA 22201). Send any change of mailing address in writing to the Department of Real Estate Assessments.

REAL ESTATE TAXES

The Arlington County Board will hold a virtual public hearing on the 2022 real estate tax rates March 31, 2022, at 7:00 p.m. The County Board will adopt the 2022 real estate tax rates on April 23, 2022. The adopted rate determines the amount of taxes levied for the year. Real estate taxes are billed by the Arlington County Treasurer in two installments (June 15 and October 5). If you request a review by the Department of Real Estate Assessments or appeal to the Board of Equalization, that does not change when taxes are due.

Real estate assessments, property information, neighborhood sales lists, review and appeal forms are available at:
www.arlingtonva.us/Government/Topics/Real-Estate/Forms

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

**Questions about your assessment? Contact the Department of Real Estate Assessments
Monday through Friday, 8 a.m. to 5 p.m.**

*Note: In-person services are available only by appointment when you contact the office due to the
COVID-19 pandemic.*

Phone -703-228-3920

Email - realog2@arlingtonva.us

***Appraisers are available to discuss your property's assessed value. Please refer to the RPC and
Neighborhood numbers on the front of the notice.***

DEPARTMENT ASSESSMENT REVIEWS

Property owners may request that an appraiser review an assessment by filing an application. **Applications must be delivered, postmarked, or filed online before midnight on March 1.**

BOARD OF EQUALIZATION APPEALS

Property owners who are not satisfied with the assessment review may appeal to the Board of Equalization. **Forms must be delivered, postmarked, or filed online before midnight on April 15.**

DISABLED VETERAN EXEMPTION

The real property of any veteran with a 100-percent service-connected, permanent, and total disability may be exempt from taxation. This also extends to the surviving spouse of a veteran who died on or after January 1, 2011.

MILITARY MEMBER KILLED IN ACTION EXEMPTION

The real property of the spouse of a member of the armed forces killed in action may be exempt from taxation. The exemption applies only to taxes paid on or after January 1, 2015, and if the spouse has not remarried.

REAL ESTATE TAX RELIEF

You may be eligible for real state tax relief if:

- The property in Arlington is your primary residence, and
- You are at least 65 years of age or totally and permanently disabled, and
- Your annual income and your assets fall within certain limits.

The annual income limit for 2022 is \$109,536. The asset limits, excluding the value of the home, are \$433,935 for an exemption and \$585,880 for a deferral. The filing deadline is November 15; however, apply as early as possible. **For more information or an application, call 703-228-1350.**

All forms, applications, and answers to frequently asked questions about assessments, the valuation process, exemptions, and more can be found at topics.arlingtonva.us/realestate/faqs or by scanning this QR code on your smartphone.

