

ADVANTAGE PROPERTIES
DISTRICT OF COLUMBIA – REAL PROPERTY TAX TIMELINE
FOR CALENDAR YEAR 2016

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| January 1, 2016 | Date of value for Tax Year 2017 annual assessments. |
| February 1, 2016 | Deadline to appeal directly to the Commission for those 1st Half Tax Year 2016 Supplemental Assessments that were not issued on or before September 1, 2015, or where OTR has failed to render assessor level decision by December 30, 2015. |
| March 1, 2016 | Notice of proposed assessment mailed for Tax Year 2017 (date of value for reassessed properties: January 1, 2016). |
| March 31, 2016 | 1st Half Tax Year 2016 taxes due. |
| April 1, 2016 | Deadline for filing Tax Year 2017 1st Level appeals AND deadline for filing second-half Tax Year 2016 supplemental appeal with OTR. |
| April 15, 2016 | Deadline for filing Calendar Year 2015 Income & Expense forms and Rent Rolls with OTR. |
| June 1, 2016 | Mixed Use form due (this date is subject to change; please call (202) 442-6678 to confirm). |
| June 30, 2016 | Calendar Year 2016 public space rent due (vaults, sidewalk cafes, etc.). |
| August 1, 2016 | Last date for mailing of Tax Year 2017 1st Level final determinations. Deadline to file second-half Tax Year 2016 supplemental appeals with Commission, if no decision rendered by OTR by June 30th. |
| September 15, 2016 | 2nd Half Tax Year 2016 taxes due. |
| September 30, 2016 | Petition filing deadline for Tax Year 2016 assessments to the Tax Division of DC Superior Court. Last date for Tax Year 2017 2nd Level appeals to D.C. Real Property Tax Appeals Commission (Commission) if no final determination from Assessor by August 1st. |

October 1, 2016 Deadline to file first-half Tax Year 2017 supplemental appeals with the assessor.

December 31, 2016 Petition deadline for 1st and 2nd Half Tax Year 2016 supplemental assessments to the Tax Division of DC Superior Court.

ADVANTAGE PROPERTIES
MARYLAND - REAL PROPERTY TAX TIMELINE
FOR CALENDAR YEAR 2015-2016

The following deadlines are standard in each of the 23 Counties and the City of Baltimore in Maryland. However, the specific District within the 23 Counties and the City of Baltimore determines the triennial cycle of a property:

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| December 31, 2015 | Notice of proposed assessment mailed for properties being re-assessed for the triennial cycle commencing with Tax Year 2016 (Real Property in Maryland is re-assessed once every three years; 1/3 of all property re-assessed each year) |
| December 31, 2015 | Deadline to file Petition for Review: applicable to properties <u>not</u> being re-assessed but for which relief may be warranted for remaining years of the properties' current triennial cycle; <u>i.e.</u> , Tax Years 2016 and 2017 for property re-assessed in the 2015 cycle. And Tax Year 2016 for property re-assessed in 2014 cycle. |
| January - March 2016 | For certain properties scheduled to be re-assessed for triennial cycle commencing with Tax Year 2017 and valued over \$5,000,000, the State may send a certified letter requesting income and expense data to be submitted by May 15, 2016. (Actual deadline June 15, 2016) |
| February 9, 2016 (Approximately) | Deadline to appeal notices of assessment for re-assessed properties (45 days from December 31, 2015 mailing) |
| February - May 2016 | Assessor level hearings held. Income and expenses for past three years must be presented at assessor hearing, otherwise |

income approach to value cannot be used at later levels of appeal. (Final notices issued within 45-60 days after hearing.)

June 15, 2016 (5 Million Deadline) Final deadline to submit income and expense information for 2017 re-assessments. If not submitted, penalty of \$100 per day, up to maximum of 0.1% of property value begins to accrue.

July 1, 2016 Tax bills sent (Tax Year = July 1, 2016 - June 30, 2017)

September 30, 2016 Tax Year 2016 taxes due

Final Notices of Assessment reflecting the decisions from the assessor level (“SDAT”) hearings for Petitions for Review and Re-assessment appeals are received on a rolling basis, approximately 45-60 days after the hearing. The next level of appeal is the Property Tax Assessment Appeals Board (“PTAAB”) for the appropriate county, with a filing deadline of 30 days after the date of the Final Notice of Assessment. PTAAB hearings and decisions also occur on a rolling basis (Orders issued within 30-45 days after hearing), with the next level of appeal being the Maryland Tax Court; the deadline to appeal a PTAAB decision/Order to the Tax Court is 30 days from the date of the PTAAB Order.

**ADVANTAGE PROPERTIES
NORTHERN VIRGINIA - REAL PROPERTY TAX TIMELINE
FOR CALENDAR YEAR 2016**

CITY OF ALEXANDRIA

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| January 1, 2016 | Effective date of assessments. |
| February 10, 2016 | Assessment notices mailed to property owners. |
| February 10, 2016 | 2016 Real Property Assessment Information presented to City Council. |
| March 3, 2016 | City Manager presents proposed FY 2016 Budget to City Council. |
| March 16, 2016 | Deadline to request Review of January assessment at First Level. |
| April 21, 2016 | Public Hearing on Tax Rates. |
| May 1, 2016 | Deadline for filing 2014 Income and Expense Surveys. |
| May 7, 2016 | City Council sets real estate tax rates. |
| Early May | Real estate tax bills mailed to owners. |
| June 1, 2016 | Deadline to request Appeal of January assessment at Board of Equalization. |
| June 15, 2016 | Deadline to pay first half of real estate tax due, regardless of review or appeal. |
| November 15, 2016 | Deadline to pay second half of real estate tax due. |

ARLINGTON

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| March 2, 2016 | Deadline for appealing real estate tax at First Level. |
| March 1, 2016 | Income and Expense Forms and Rent Rolls Due. |
| April 15, 2016 | Real Estate Tax Appeal Deadline at Board of Equalization. |
| June 15, 2016 | 1st Installment Real Estate Tax Due. |
| October 5, 2016 | 2nd Installment Real Estate Tax Due. |

FAIRFAX COUNTY

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| April 4, 2016 | Deadline for appealing real estate tax at First Level. |
| April 3, 2016 | Income and Expense Forms and Rent Rolls Due. |
| June 1, 2016 | Real Estate Tax Appeal Deadline for Board of Equalization. |
| July 28, 2016 | 1st Installment Real Estate Tax Due. |
| December 7, 2016 | 2nd Installment Real Estate Tax Due. |

CITY OF FAIRFAX

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| April 15, 2016 | Deadline for appealing real estate tax at First Level. |
| August 31, 2016 | Income and Expense Forms and Rent Rolls Due. |
| June 30, 2016 | Real Estate Tax Appeal Deadline to Board of Equalization. |
| June 21, 2016 | 1st half Real Estate Taxes Due. |
| December 5, 2016 | 2nd half Real Estate Taxes Due. |

LOUDOUN COUNTY

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| The week of February 9 | Notice of Real Estate Assessments Mailed to Property Owners. |
| April 1, 2016 | Board of Supervisors Sets Tax Rates. |
| March 9, 2016 | Deadline to request a review of real estate assessment at First Level. |
| May 15, 2016 | Income and Expense Survey Due. |
| June 1, 2016 | Deadline for filing an appeal with the Loudoun County Board of Equalization. |
| June 5, 2016 | First Half of Real Estate Taxes Due. |
| December 5, 2016 | Second Half Real Estate Taxes Due. |

PRINCE WILLIAM COUNTY

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| March 9, 2016 | Notice of Real Estate Assessment Mailed to Property Owners. |
| May 15, 2016 | Income and Expense Forms and Rent Rolls Due. |
| July 1, 2016 | Administrative Appeal Deadline for Real Estate Assessment at First Level. |
| July 1, 2016 | Board of Equalization Appeal Deadline for Real Estate Assessment. |
| July 15, 2016 | First-half Real Estate Taxes Due. |
| December 5, 2016 | Second-half Real Estate Taxes Due. |

CITY OF FALLS CHURCH

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| January 1, 2016 | Effective Date of Annual Assessments. |
| April 8, 2016 | Appeal to Assessor Deadline at First Level. |
| April 25, 2016 | City Council Sets Real Estate Tax Rates. |
| May 27, 2016 | Deadline for Filing 2014 Income and Expense Surveys. |
| June 3, 2016 | Appeal to Board of Equalization (BOE) Deadline |
| June 6, 2016 | First Half of Real Estate Taxes Due. |
| September | BOE Hearings Begin. |
| December 5, 2016 | Second Half of Real Estate Taxes Due. |