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10-14-03

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 9, 2003

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: LISTINGS OF DELINQUENT TAXES: AUTHORIZATION TO ADVERTISE THE LISTINGS AND WRITE-OFF BALANCES LESS THAN TWENTY DOLLARS

ISSUE: The Code of Virginia requires the Director of Finance to annually present City Council with listings of delinquent local property taxes.

RECOMMENDATION: That City Council:

- (1) Receive the listings of delinquent local property taxes;
- (2) Authorize that parts of the delinquent real estate tax listing deemed advisable by the Director of Finance and having a balance due of \$1,000 or more, be published in a newspaper having general circulation in the City. Also, that parts of the real estate tax and personal property tax listings deemed advisable by the Director of Finance, be listed on the City of Alexandria web site; and
- (3) Authorize the Director of Finance to write off the uncollected tax balances amounting to less than twenty dollars each for which the Director of Finance has determined that the cost of collecting such balances would exceed the amount recoverable, provided that the Director of Finance shall not include any balance which he has reason to believe the taxpayer has purposely paid less than the amount due and owed.

DISCUSSION: The following report is organized in the same manner as has been provided in prior years. In summary, while these delinquent tax amounts are large, they are typical not only for the City but for similar jurisdictions in Virginia given the nature of the taxes. It should be noted that during FY 2003, the Department of Finance tax collection efforts resulted in \$5.1 million in prior year delinquent property tax collections, penalties and interest. The Code of Virginia Section 58.1-3924 requires the Director of Finance to annually provide the following listings of delinquent taxes, as of June 30, to City Council:

1. A list of delinquent real estate taxes,
2. A list of delinquent personal property taxes,
3. A list of delinquent property taxes amounting to less than twenty dollars for which no bills were sent, and
4. A list of the uncollected balances of previously billed property taxes for which the Director of Finance has determined the cost of collecting such balances would exceed the amount recoverable, provided that the Director of Finance shall not include any balance which he has reason to believe the taxpayer has purposely paid less than the amount due and owed.

To meet this requirement, the Finance Department has compiled lists of delinquent City taxes as described below. These seven lists are available for public inspection during normal business hours, in the Director of Finance's Office, located in Suite 1600 at City Hall. This memorandum includes only the delinquent real estate tax listings. Other listings are not attached due to their voluminous length or low dollar totals.

- List 1 *Listings of Delinquent Real Estate Taxes for 1998 through 2002 as of June 30, 2003.* These are lists of real property owners, parcel addresses, and outstanding delinquent tax amounts owed by tax year as of June 30, 2003. The total of the lists, which are attached as Attachment I, is \$ 1,875,524 for the last five years. Last year's list for the comparable period totaled \$1,597,242.
- List 2 *Listing of Delinquent Individual Personal Property Taxes for 1998 through 2002 as of June 30, 2003.* This is a list of individuals that owe personal property taxes on their vehicles as of June 30, 2003, sorted by owner's name, address, account number, tax year, and outstanding delinquent tax amounts in excess of \$20. The list is 851 pages long and contains 14,533 taxpayers that owe a total of \$4,363,925 for the past five years in back taxes, penalty, interest and fees. Last year's list for the comparable period totaled \$5,554,332.
- List 3 *Listing of Delinquent Personal Property Taxes on Business Vehicles for 1998 through 2002 as of June 30, 2003.* This is a list of businesses that owe personal property taxes on their vehicles as of June 30, 2003, sorted by business owner's name, address, account number, tax year, and outstanding delinquent tax amounts in excess of twenty dollars. The list contains the names of 368 taxpayers who owe a total of \$511,819 for the past five years in back taxes, penalty, interest and fees. Last year's list for the comparable period totaled \$659,319.
- List 4 *Listing of Delinquent Business Personal Property Taxes for 1998 through 2002 as of June 30, 2003.* This is a list of businesses that owe personal property taxes on business property other than vehicles as of June 30, 2003, sorted by owner's name, address, and outstanding delinquent tax amounts and number of years delinquent. The list totals \$6,194,470 for the last five years.

- List 5 *Listing of Uncollected Individual Personal Property Taxes for 1998 through 2002 Amounting to Twenty Dollars or Less as of June 30, 2003.* This is a list of individuals that owe personal property taxes that amount to less than \$20. The list is sorted by the delinquent personal property owner's names, addresses, and outstanding delinquent tax amounts owed as of June 30, 2003. The list contains 1,248 taxpayer names and totals \$12,623. Bills were not sent to 696 taxpayers on the list.
- List 6 *Listing of Uncollected Personal Property Taxes for 1998 through 2002 on Vehicles Owned by Businesses Amounting to Twenty Dollars or Less as of June 30, 2003.* This is a list of businesses that owe less than \$20 in personal property tax on their vehicles as of June 30, 2003. This list is sorted by business name. The list totals contains 20 businesses and totals \$149. No bills were sent to 11 of the businesses on the list.
- List 7 *Listing of Uncollected Business Personal Property Amounting to Twenty Dollars or Less Each as of June 30, 2003.* This is a list of business names, account numbers, and outstanding tax amounts as of June 30, 2003. The list totals \$364.

Summary of Real Estate Tax Collection Statistics

As of September 15, 2003, the Finance Department has collected \$744.1 million, or 99.79 percent of the real estate taxes levied for tax years 1998 through 2002. The total outstanding real estate tax delinquency as of September 15, 2003, amounted to \$1.6 million. From July 1, 2003 to September 15, 2003, an additional \$0.3 million has been collected, reducing the City's real estate tax delinquency from \$1.8 million total as of June 30, 2003 (attachments I and II). This \$1.5 million amount is only slightly higher than the \$1.2 million amount outstanding at the end of September 2002. This increase can be attributed to a single taxpayer (see next paragraph).

The "Top Twenty" delinquent real estate taxpayers comprise 45.2 percent of the total delinquency as of September 15, 2003 (Attachment III). The largest delinquent taxpayer (now named Covanta Energy, Inc., which operates the waste-to-energy facility on Eisenhower Avenue), which amounts to 17 percent of the delinquent taxes, and its subsidiaries are in bankruptcy court but expected to emerge and satisfy its real estate tax obligation. The Finance Department is continuing to take action against the largest delinquent taxpayers. We have placed rent liens, bank liens, and Circuit Court liens against several of the property owners, and the judicial sale remedy is available to use as leverage to obtain payment. Due to the Finance Department's collection efforts, eight property owners appearing on last year's "Top Twenty" list have sufficiently satisfied their tax obligations to avoid inclusion in this year's "Top Twenty" listing.

To preserve the City's interest in the collection of delinquent real estate taxes, Virginia Code Section 58.1-3930 provides that a lien is automatically placed (by operation of law) on property with outstanding real estate taxes. This tax lien is a claim by the City for payment of the tax debt and begins on the day following the due date for payment of taxes. The lien is recorded on the City's computerized Real Estate Land Records System against delinquent properties, and remains

in effect until the outstanding taxes, penalties and interest have been paid in full. An automatic lien ensures that the City will collect any delinquent real estate taxes when the owner sells the property or applies for a mortgage.

Summary of Vehicle Personal Property Tax Collection Statistics

Because the City's population is very transient, collecting personal property taxes on vehicles is far more challenging than collecting real estate taxes. In July 2003, the City issued 102,174 personal property tax bills for vehicles. Of the vehicles billed, 30,917 or 30.3 percent were brought into the City after July 2002. Many taxpayers leave the City without notifying the Finance Department of their change of address. However, they are billed for the full year because we are not aware that they have left the City. A tax bill is reduced (prorated) if and when the Finance Department is informed that a vehicle has been removed from the City. As a result of proration, a significant portion of the delinquent personal property tax on vehicles are relieved or adjusted. As of September 15, 2003 the Finance Department has collected, adjusted, or relieved \$73.3 million or 95.7 percent of the personal property tax levied on vehicles between 1998 and 2002.

The total outstanding personal property tax, penalty and interest on all vehicles outstanding as of June 30, 2003, was \$3.7 million in taxes due and \$1.1 million in penalty, interest and fees for a total of \$4.8 million (total from lists 2, 3, 5 and 6). This compares to \$6.2 million as of June 2002. From July 1 to September 15, 2003, an additional \$0.4 million of tax penalty and interest has been collected or relieved, further reducing the City's personal property tax delinquency on vehicles to \$4.4 million. It should be noted that due to vehicle owner transiency, much of this \$4.4 million is most likely uncollectible.

Summary of Business Personal Property Tax Collection Statistics

While the vast majority of City businesses file and fulfill their business personal property obligations, some businesses do not. When a business fails to file a business personal property tax return, the City levies a business personal property tax on the tangible property owned or leased in the City. For example, if a business is licensed in the City, has gross receipts of \$500,000 or less, and fails to file a business property tax return, that business is automatically billed on the basis of an assumed \$75,000 in business personal property. For businesses with gross receipts between \$500,000 and \$1 million, staff assesses \$100,000 in business personal property, and for businesses with over \$1 million in gross receipts, staff assesses \$150,000 in business personal property. If a business filed a personal property tax return last year and fails to file a return this year, that business is automatically billed 115 percent of last year's tax levy. These bills are also referred to as "Statutory Assessments" because the Code of Virginia provides local jurisdictions the authority to issue estimated bills. Because the validity of these billings cannot be known at the time personal property taxes are levied, they are included in the total levy which artificially increases the amount of outstanding taxes and reduces the City's collection rate.

In FY 2003, staff levied approximately \$7.5 million in estimated business personal property taxes to businesses that failed to file a return. Of these estimated bills, approximately 17.2 percent, or \$1.3 million, were paid without any adjustments. This represents an annual revenue source that

the City would not have received if it did not issue estimated bills. Prior to June 30, 2003, staff wrote off approximately 9.4 percent of the billed taxes after receiving evidence that businesses ceased operations or left the City before the January 1 assessment date.

The Finance Department has collected, adjusted, or relieved \$82.5 million or 96.2 percent of the business property tax levied between 1998 and 2002. The total outstanding business personal property tax, penalty and interest as of September 15, 2003, was \$4.2 million. This compares to \$4.6 million in September 2002. From July 1, 2003 to September 15, 2003, an additional \$4.0 million has been collected or relieved, reducing the City's business personal property tax delinquency from \$8.2 million to \$4.2 million. Most of the remaining \$4.2 million in outstanding business personal property taxes consists of estimated statutory bills, that are not based on a business tax filing. It should be noted that due to the statutory nature of assessments and changes in business status and location, much of this balance is most likely uncollectible, because the businesses are no longer operating, or owe far less than the statutory assessment.

Delinquent Tax Collection Procedures

In the past few years, the Finance Department has aggressively pursued all delinquent taxes by taking the following actions:

1. Real estate tax bills for the current year are mailed semi-annually in May and October. Personal property tax bills are mailed annually in August. All unpaid prior year taxes, late filing penalty, late payment penalty, and interest are included on the tax bills.
2. Outstanding balance due letters are generated and mailed to property owners who fail to pay or make partial tax payments.
3. Outstanding balance due letters are mass mailed annually to all property owners with delinquent taxes.
4. Computer tapes of the City's Real Estate Accounts Receivable file are provided to tax service companies. These companies "encourage" or are authorized by their participating mortgage lenders to pay the outstanding balances on any properties that they maintain a mortgage.
5. "Friendly" reminder letters are mailed annually to delinquent taxpayers requesting payment in the event that they overlooked the delinquent taxes.
6. A warning letter is mailed to property owners with delinquent taxes warning that their names will be published in a local newspaper and/or on the Internet, unless their delinquent taxes are paid.
7. If the taxpayer takes no action as a result of the preceding steps, staff and/or collection agencies then attach third party assets, request the Department of Motor Vehicles to withhold the vehicle's registration until the taxes are paid and/or sends the account to the Virginia's Set-Off Debt Collection Program where the

delinquent taxes are withheld from the individual's state tax refunds. Staff also attaches delinquent taxpayer bank accounts, certificates of deposit, and rental income.

8. Other actions such as initiating the judicial sale process for real estate property can also be taken, but is a last resort type action which can be used if the City chooses.

Publishing List of Delinquent Taxpayers

The threat of publishing a delinquent taxpayer's name is one of the Finance Department's most effective collection tools. The Finance Department is requesting authorization from City Council that parts of the delinquent listings in which taxpayers have a balance due of \$1,000 or greater, be published in a newspaper having general circulation in the City and portions of the real estate tax and personal property tax listings deemed advisable by the Director of Finance be listed on the City of Alexandria web site. The placement of the listings on the City's web site has also improved the Finance Department's collection efforts. The listing will be checked prior to publication and adjusted for tax payments made between June 30, 2003 and the publication date. If the taxes are fully paid by the time of publication, the property owner's name, or the name of the business will not be published in the newspaper or listed on the City's web site. Names of individuals or businesses that have received tax adjustments, declared bankruptcy, filed tax exemption appeals, appealed the tax assessment or entered into formal payment arrangements with the City will not be published or listed. Names of businesses that received a statutory billing or ceased operations in the City will also not be published or listed. Within the framework described above, staff intends to publish the names of delinquent real estate taxpayers in the newspaper and list the names of both delinquent real estate and delinquent personal property taxpayers on the City's web site.

FISCAL IMPACT: Delinquent tax collection efforts in FY 2003 resulted in \$5.1 million in the collection of prior year delinquent property taxes plus penalties and interest. In addition, significant current year delinquent taxes were collected. Based on prior collection history, staff expects to collect similar amounts during FY 2004.

ATTACHMENTS:

Attachment I - Listing of Delinquent 1998 through 2002 Real Estate Taxes as of June 30, 2003. This attachment is a list of delinquent real property owner names, parcel addresses and outstanding delinquent tax amounts owed to the City as of June 30, 2003.

Attachment II - Statistical Summary of Delinquent Real Estate Taxes. This chart summarizes the tax amounts billed to taxpayers in tax years 1998 through 2002, and the delinquent balances as of June 30, 2002, June 30, 2003 and September 15, 2003.

Attachment III - Top Twenty Delinquent Real Estate Taxpayers for Tax Years 2002 and prior as of September 15, 2003. This list includes the property owner's name, the total amount owed by a taxpayer, the number of delinquent parcels and the total amount owed by the twenty real property owners with the largest outstanding balances. This report is provided to Council to highlight the most delinquent real property owners in the City.

STAFF:

Daniel A. Neckel, Director of Finance

David Clark, Division Chief, Treasury

Debbie Kidd, Division Chief, Revenue

CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES
 AS OF 06/30/03

Owner Name	Parcel Address	Delinquent Amount	Tax Year
109 SOUTH ALFRED STREET PARTNERS	00025 E LINDEN ST	127.72	1998
ANDERSON ROGER C & NELLIE T	01006 PENDLETON ST	751.60	1998
BADIE JAMES OR VERA M	01733 CAMERON ST	562.65	1998
BAH, IBRAHIMA SADIGA	06301 STEVENSON AV 302	607.72	1998
BAHRAMI KAMRAN OR TAIBEH	01015 W GLEBE RD	4,276.33	1998
BAILEY MARY D OR MICHAEL E HINES	00420 S PITT ST	6,190.92	1998
BARRON FRED B ET UX	00632 N ALFRED ST	2,058.91	1998
CLEMMONS JAMES C OR MARILYN L	00401 E RAYMOND AV	686.22	1998
CORUM THURMAN OR GLORIA E	00014 E NELSON AV	297.03	1998
DAVIDSON LOLA L ET AL	00634 S PITT ST	4,582.88	1998
EVANS, LAURA F OR ANNA L FRERE	00231 E TAYLOR RUN PY	2,496.44	1998
FOORD F DOUGLAS	01008 1/2 ORONOCO ST	2,012.06	1998
GHIAS, HAJAR	01705 CENTRE PZ 2	2,467.12	1998
HUME FRANK N., TRUSTEE	03002 A MOSBY ST	107.51	1998
HYMON ROSA B & SARAH A MACKAY	01216 PRINCESS ST	1,989.65	1998
JOHNSON, DIANE	00228 N ALFRED ST	2,830.15	1998
LOOMIS DAVID W ET AL	00230 BURGESS AV	2,167.51	1998
LOVELACE JESSIE JR OR BESSIE	00128 JASPER PL	2,459.68	1998
LYNCH PATRICK G X PAULINE	04410 VERMONT AV	1,646.38	1998
MAJORS, NAMIE M	00222 E CUSTIS AV	3,425.28	1998
MCCONNELL, DORIS A ETALS	00237 BUCHANAN ST	1,240.64	1998
MCNEIL WILLIE OR THELMA A	01721 CAMERON ST	1,232.78	1998
MENOZZI WALLIS W	02804 S COLUMBUS ST 3420	1,320.58	1998
MILLSBACK, JOHN A	00116 EARLY ST	2,518.25	1998
MONAHAN PATRICK H TR	01020 WYTHE ST	376.29	1998
MONAHAN PATRICK H TR	01018 WYTHE ST	568.82	1998
MYERS, ALICE C	00406 JEFFERSON ST	1,778.08	1998
PAPPAS JOHN C	00318 DEVERS CT	317.79	1998
PERMANESQUE HOMES VILLAGE INC	03121 CIRCLE HILL RD	49.38	1998
RAMSEY, DORIS B & JOHN D	03015 MANNING ST	1,247.19	1998

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CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES
 AS OF 06/30/03

Owner Name	Parcel Address	Delinquent Amount	Tax Year
ROSE, LAVONNE M	00422 EARL ST	1,336.55	1998
ROTHMAN ALAN M	02500 N VAN DORN ST PH19	1,007.65	1998
SHOUP KENNETH	00519 E HOWELL AV	771.27	1998
SLAUGHTER JULIAN % LOUIS SLAUGHTER	00324 N PAYNE ST	2,552.28	1998
TUBBS DIANA L	00903 BASHFORD LA	1,569.73	1998
TUCKER S W ET AL	01022 WYTHE ST	985.83	1998
WATKINS DAVID G X E A EST	00129 S GORDON ST	62.45	1998
WELLS MILTON A OR AZZLEE D	01115 GIBBON ST	1,906.74	1998
		62,586.06	

CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES
 AS OF 06/30/03

Owner Name	Parcel Address	Delinquent Amount	Tax Year
109 SOUTH ALFRED STREET PARTNERS	00025 E LINDEN ST	121.18	1999
ANDERSON ROGER C & NELLIE T	01006 PENDLETON ST	2,272.91	1999
BADIE JAMES OR VERA M	01733 CAMERON ST	1,222.84	1999
BAH, IBRAHIMA SADIGA	06301 STEVENSON AV 302	1,407.71	1999
BAHRAMI KAMRAN OR TAIBEH	01015 W GLEBE RD	4,057.91	1999
BAILEY MARY D OR MICHAEL E HINES	00420 S PITT ST	5,959.57	1999
BARBER MARVIN J ET AL	01120 COLONIAL AV	1,644.86	1999
BARRON FRED B ET UX	00632 N ALFRED ST	1,969.75	1999
BLACKBURN RANDALL W OR SCOTT C STAPLETON	00002 B FORREST ST	1,626.52	1999
BOWDEN RODNEY E	00501 SLATERS LA 921	1,059.24	1999
BURDALL ASSOCIATES % GRUBB & ELLIS	00401 R SWANN AV	847.45	1999
BYRD BERNARD K ET AL	00243 BUCHANAN ST	1,192.19	1999
CENTEX HOMES	00700 NORFOLK LA	4,240.03	1999
CLEMONS JAMES C OR MARILYN L	00401 E RAYMOND AV	2,322.96	1999
CODJOE RODERICK K ET AL	03330 S 28TH ST 401	369.60	1999
CORUM THURMAN OR GLORIA E	00014 E NELSON AV	281.85	1999
DAVIDSON LOLA L ET AL	00634 S PITT ST	4,404.92	1999
EVANS, LAURA F OR ANNA L FRERE	00231 E TAYLOR RUN PY	2,363.70	1999
FOORD F DOUGLAS	01008 1/2 ORONOCO ST	1,921.33	1999
GHIAS, HAJAR	01705 CENTRE PZ 2	2,456.32	1999
GUBA BEVERLY E	04600 DUKE ST 814	184.90	1999
HUME FRANK N., TRUSTEE	03002 A MOSBY ST	102.01	1999
HYMON ROSA B & SARAH A MACKAY	01216 PRINCESS ST	1,938.00	1999
JOHNSON, DIANE	00228 N ALFRED ST	2,757.69	1999
KIRKBRIDE JOSEPH H JR OR CRISTINA	00833 RYNEX DR	181.77	1999
LERT JOHN G OR SHELLEY W	00205 YOAKUM PY 808	1,556.23	1999
LOMAX VIOLA B ETAL	00415 N PEYTON ST	318.04	1999
LONG, MARY C (EST OF)	00001 CLIFFORD AV	1,562.85	1999
LOOMIS DAVID W ET AL	00230 BURGESS AV	1,995.45	1999
LOVELACE JESSIE JR OR BESSIE	00128 JASPER PL	2,353.11	1999

CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES
 AS OF 06/30/03

Owner Name	Parcel Address	Delinquent Amount	Tax Year
LYNCH PATRICK G X PAULINE	04410 VERMONT AV	1,528.90	1999
MAJORS, NAMIE M	00222 E CUSTIS AV	3,286.67	1999
MARTIN JAMES C OR MATTIE M	03301 KING ST	2,951.70	1999
MARTINEZ LUIS M	00220 EVANS LA	894.80	1999
MCCONNELL, DORIS A ETALS	00237 BUCHANAN ST	1,222.84	1999
MCNEIL WILLIE OR THELMA A	01721 CAMERON ST	1,225.87	1999
MENOZZI WALLIS W	02804 S COLUMBUS ST 3420	1,224.34	1999
MILLSBACK, JOHN A	00116 N EARLY ST	2,392.63	1999
MONAHAN PATRICK H TR	01020 WYTHE ST	493.94	1999
MONAHAN PATRICK H TR	01018 WYTHE ST	766.71	1999
MYERS, ALICE C	00406 JEFFERSON ST	3,121.46	1999
OWEN JUANITA L X LYNN P	04410 DUKE ST	452.31	1999
PAPPAS JOHN C	00318 DEVERS CT	301.55	1999
PATTERSON JUSTIN P TR	05929 QUANTRELL AV T4	377.10	1999
PERMANESQUE HOMES VILLAGE INC	03121 CIRCLE HILL RD	46.87	1999
PORTNERS LANDING VENTURE LLC	00625 N ST ASAPH ST	2,819.88	1999
REILLY NOEL OR JAMES SHERWOOD	01610 PRESTON RD 801	592.48	1999
ROSE, LAVONNE M	00422 EARL ST	1,330.45	1999
ROTHMAN ALAN M	02500 N VAN DORN ST PH19	913.76	1999
SHOUP KENNETH	00519 E HOWELL AV	731.87	1999
SLAUGHTER JULIAN % LOUIS SLAUGHTER	00324 N PAYNE ST	2,498.58	1999
STEPHENSON BEVERLY G	03724 MARK DR	1,247.74	1999
TAYLOR JERRY L	00139 W REED AV	551.28	1999
THE METROPOLITAN CONDOMINIUM	01707 A PRINCE ST	8,039.41	1999
TUBBS DIANA L	00903 BASHFORD LA	1,530.51	1999
TUCKER S W ET AL	01022 WYTHE ST	722.65	1999
WATKINS DAVID G X E A EST	00129 S GORDON ST	59.27	1999
WELLS MILTON A OR AZZLEE D	01115 GIBBON ST	2,497.15	1999

101,300.67			

CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES
 AS OF 06/30/03

Owner Name	Parcel Address	Delinquent Amount	Tax Year
109 SOUTH ALFRED STREET PARTNERS	00025 E LINDEN ST	116.31	2000
ALEXANDRIA COMMUNITY SERVICES BD	02802 DARTMOUTH RD 2	320.96	2000
BADIE JAMES OR VERA M	01733 CAMERON ST	1,651.22	2000
BAH, IBRAHIMA SADIGA	06301 STEVENSON AV 302	1,375.70	2000
BAHRAMI KAMRAN OR TAIBEH	01015 W GLEBE RD	3,894.38	2000
BAILEY MARY D OR MICHAEL E HINES	00420 S PITT ST	6,020.51	2000
BARBER MARVIN J ET AL	01120 COLONIAL AV	2,357.34	2000
BARRON FRED B ET UX	00632 N ALFRED ST	2,083.10	2000
BIGSBY LORRAINE %DEPT OF HOUSING	00321 BUCHANAN ST	1,206.83	2000
BLACKBURN RANDALL W OR SCOTT C STAPLETON	00002 B FORREST ST	2,294.77	2000
BOWDEN RODNEY E	00501 SLATERS LA 921	2,149.36	2000
BRADLEY WILLIAM RAYMOND OR GREGORY W	00423 LAVERNE AV	1,031.71	2000
BURDALL ASSOCIATES % GRUBB & ELLIS	00401 R SWANN AV	3,247.43	2000
BURGESS VONBEAMER AND VERONICA	00205 A LAVERNE AV	1,934.44	2000
BYRD BERNARD K ET AL	00243 BUCHANAN ST	1,643.30	2000
CENTEX HOMES	01601 POTOMAC GREENS DR	7,351.51	2000
CLEMONS JAMES C OR MARILYN L	00401 E RAYMOND AV	2,464.90	2000
CODJOE RODERICK K ET AL	03330 S 28TH ST 401	625.34	2000
CORBETT BERNARD R OR MARCELLA M	00123 S ROYAL ST	5,942.92	2000
CORUM THURMAN OR GLORIA E	00014 E NELSON AV	270.47	2000
DAVIDSON LOLA L ET AL	00634 S PITT ST	3,572.99	2000
DAWKINS ADRIAN R OR JEAN B	02101 MT VERNON AV 2101A	0.48	2000
DAWKINS ROBERT N OR ROMAINNE	03013 MANNING ST	657.16	2000
DELANEY, ELISABETH A	03334 MARTHA CUSTIS DR 215	900.88	2000
EASA LAURENCE J	01201 N PITT ST 2C	921.04	2000
EVANS, LAURA F OR ANNA L FRERE	00231 E TAYLOR RUN PY	2,279.35	2000
FOORD F DOUGLAS	01008 1/2 ORONOCO ST	1,881.80	2000
FOWLER LAURENCE E OR MARY A	05314 TRUMAN AV	2,817.16	2000
GHTAS, HAJAR	01705 CENTRE PZ 2	2,594.33	2000

CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES
 AS OF 06/30/03

Owner Name	Parcel Address	Delinquent Amount	Tax Year
GIBSON TERI OR JAMES	01317 KNOX PL	5,164.55	2000
GUBA BEVERLY E	04600 DUKE ST 814	580.26	2000
HAMPTON, PAUL OR ANTHONY	00359 WESMOND DR	1,421.38	2000
HERLICK JAMES E	00011 WINDSOR AV	225.28	2000
HOY, NANCY LEE	00325 DUKE ST	2,766.44	2000
HUME FRANK N., TRUSTEE	03002 A MOSBY ST	97.87	2000
HYMON ROSA B & SARAH A MCKEY	01216 PRINCESS ST	1,983.58	2000
JACKSON BERNARD ET AL	00119 JORDAN ST	2,088.26	2000
JENKINS, CHARLES A OR BEVERLY T	00691 GLEBE RD	977.79	2000
JOHNSON, DIANE	00228 ALFRED ST	2,832.02	2000
KIRKBRIDE JOSEPH H JR OR CRISTINA	00833 RYNEX DR	174.45	2000
LERT JOHN G OR SHELLEY W	00205 YOAKUM PY 808	893.82	2000
LOMAX VIOLA B ETAL	00415 PEYTON ST	2,626.36	2000
LONG, MARY C (EST OF)	00001 CLIFFORD AV	1,547.93	2000
LOOMIS DAVID W ET AL	00230 BURGESS AV	1,924.58	2000
LOVELACE JESSIE JR OR BESSIE	00128 JASPER PL	2,269.24	2000
LYNCH PATRICK G X PAULINE	04410 VERMONT AV	1,540.93	2000
MAJORS, NAMIE M	00222 CUSTIS AV	3,501.82	2000
MARTIN, VIRGINIA ZELLARS	00717 FAYETTE ST	0.76	2000
MARTINEZ LUIS M	00220 EVANS LA	1,323.78	2000
MCCONNELL, DORIS A ETALS	00237 BUCHANAN ST	1,369.87	2000
MCNEIL WILLIE OR THELMA A	01721 CAMERON ST	1,551.56	2000
MENOZZI WALLIS W	02804 COLUMBUS ST 3420	1,147.41	2000
MIDWAY INVESTMENT GROUP INC	05340 HOLMES RUN PY 1506	719.89	2000
MILLSBACK, JOHN A	00116 EARLY ST	2,367.51	2000
MONAHAN PATRICK H	01022 WYTHE ST	633.23	2000
MONAHAN PATRICK H TR	01020 WYTHE ST	474.03	2000
MONAHAN PATRICK H TR	01018 WYTHE ST	735.84	2000
MORIARTY JOHN ALAN	00050 GARDEN DR	1,443.92	2000
MYERS, ALICE C	00406 JEFFERSON ST	3,136.74	2000

CITY OF ALEXANDRIA, VIRGINIA
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Owner Name	Parcel Address	Delinquent Amount	Tax Year
NELSON FRANCIS W OR ELLEN P	00401 LAVERNE AV	1,065.98	2000
NGUYEN QUANG HY OR LIENHAI N H ETALS	00203 E WINDSOR AV	103.70	2000
OWEN JUANITA L X LYNN P	04410 DUKE ST	1,749.43	2000
PAPPAS JOHN C	00318 DEVERS CT	289.41	2000
PATTERSON JUSTIN P TR	05929 QUANTRELL AV T4	719.89	2000
PERMANESQUE HOMES VILLAGE INC	03121 CIRCLE HILL RD	44.94	2000
QUINT MICHAEL M	03558 MARTHA CUSTIS DR 307	911.83	2000
RAMSEY, DORIS B & JOHN D	03015 MANNING ST	1,433.05	2000
REILLY NOEL OR JAMES SHERWOOD	01610 PRESTON RD 801	1,256.43	2000
RODRIGUEZ, CONCEPCION (CONCHITA) R	00205 YOAKUM PY 1012	903.57	2000
ROSE, LAVONNE M	00422 EARL ST	1,721.76	2000
ROTHMAN ALAN M	02500 VAN DORN ST PH19	849.24	2000
ROMAN, EDMUND C & E CHARLES JR TR	03326 GUNSTON RD 732	1,039.56	2000
ROZMIERSKI BRIAN OR MERISSA	00489 LATHAM ST	839.10	2000
RYLAND GROUP INC (THE)	05113 DONOVAN DR	3,183.85	2000
SHAIKH, SHABBIR M	01313 QUAKER LA	4,570.66	2000
SHAIKH, SHABBIR M	01333 QUAKER LA	5,261.31	2000
SHOUP KENNETH	00519 HOWELL AV	702.40	2000
SLAUGHTER JULIAN % LOUIS SLAUGHTER	00324 PAYNE ST	2,580.44	2000
SOMEN LEYLA I TR	00623 WASHINGTON ST K-1	1,748.01	2000
STAFFORD BOBBY B OR MARY R	00924 QUEEN ST	3,802.60	2000
STAMOULES GEORGE T	06141 EDSALL RD 6141D	872.56	2000
STEPHENSON BEVERLY G	03724 MARK DR	1,355.90	2000
TAYLOR JERRY L	00139 REED AV	1,076.13	2000
THOMAS ULYSSES F X ALMA	00515 WEST ST	1,592.41	2000
THOMAS, ELLA F	04520 KING ST 504	513.50	2000
TILLERSON ROBERT L OR MABLE H	00321 RAYMOND AV	1,308.45	2000
TUBBS DIANA L	00903 BASHFORD LA	1,621.46	2000
VAKILI MONAVAR & KAYVAN MEHR-BAKISH	05831 QUANTRELL AV T7	312.80	2000

CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES
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Owner Name	Parcel Address	Delinquent Amount	Tax Year
WALKER CHARLES E	00699 W GLEBE RD	1,532.26	2000
WALKER JOHN W OR LOIS L	01120 WILKES ST	1,989.15	2000
WATKINS DAVID G X E A EST	00129 S GORDON ST	56.86	2000
WELLS MILTON A OR AZZLEE D	01115 GIBBON ST	2,504.15	2000
WILKINS BOOKER T OR DEBORAH D	00710 S PAYNE ST	1,188.94	2000
WILLIAMS RICHARD L OR EARLENE C	00406 CLIFFORD AV	724.59	2000
WILLIAMS, EDITH J	01732 DOGWOOD DR C-7	5.08	2000
WILSON CORA G	00910 N COLUMBUS ST	701.62	2000
WILSON RITA T	00203 YOAKUM PY 1725	369.87	2000
WILSON, ETA T	06301 STEVENSON AV 1202	995.54	2000
WOODY ERNEST C OR HAROLD T	00026 W GLENDALE AV	3,111.85	2000

		171,429.92	

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CITY OF ALEXANDRIA, VIRGINIA
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Owner Name	Parcel Address	Delinquent Amount	Tax Year
109 SOUTH ALFRED STREET PARTNERS	00025 E LINDEN ST	120.38	2001
ARMSTRONG LEONARD OR BRENDA	00310 A E BELLEFONTIE AV	2,747.07	2001
BACHE STEPHEN M	00051 S GORDON ST	1,844.23	2001
BACHE STEPHEN M	00109 S IRIS ST	1,856.77	2001
BADIE JAMES OR VERA M	01733 CAMERON ST	1,638.06	2001
BAH, IBRAHIMA SADIGA	06301 STEVENSON AV 302	1,373.80	2001
BAHRAMI KAMRAN OR TAIBEH	01015 W GLEBE RD	4,054.50	2001
BAILEY MARY D OR MICHAEL E HINES	00420 S PITT ST	6,317.13	2001
BARBER MARVIN J ET AL	01120 COLONIAL AV	2,459.16	2001
BARRON FRED B ET UX	00632 ALFRED ST	2,136.84	2001
BECNEL CHRISTOPHER D	00730 FORDS LANDING WY	9,330.79	2001
BLACKBURN RANDALL W OR SCOTT C STAPLETON	00002 B FORREST ST	2,634.25	2001
BODDEN RODNEY E	00501 SLATERS LA 921	2,272.43	2001
BRACKENS HERMAN W JR AND EILEEN MARIE	02801 HOLLY ST	0.50	2001
BRADLEY WILLIAM RAYMOND OR GREGORY W	00423 LAVERNE AV	1,836.38	2001
BRAOD BAND OFFICE COMMUNICATIONS - VA, INC	PUBLIC SERVICE	474.26	2001
BREEDING, JAMES V & DOROTHY M	00321 CUSTIS AV	4,824.67	2001
BRYANT CHARLES H OR ANN M REDDICK	01123 COLONIAL AV	532.27	2001
BURDALL ASSOCIATES % GRUBB & ELLIS	00401 R SWANN AV	3,670.87	2001
BURGESS VONBEAMER AND VERONICA	00205 A LAVERNE AV	2,507.91	2001
BYRD BERNARD K ET AL	00243 BUCHANAN ST	1,887.43	2001
CALLOWAY FLORENCE E	01212 COLONIAL AV	92.50	2001
CAMERON ASSOC LLC	00493 CAMERON STATION BV	2,299.55	2001
CAMERON ASSOC LLC	00521 CAMERON STATION BV	1,149.79	2001
CATRON, REGINA L	01118 CHAMBLISS ST	2,647.06	2001
CLEMMONS JAMES C OR MARILYN L	00401 E RAYMOND AV	2,638.86	2001
CODJOE RODERICK K ET AL	00330 S 28TH ST 401	633.95	2001
COMMONWEALTH ATLANTIC LAND CO	00150 CALLAHAN ST E	4,788.67	2001
COMMONWEALTH TRANSPORTATION COMM OF VIRGINIA	01100 S WASHINGTON ST	4,687.42	2001

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CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES
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Owner Name	Parcel Address	Delinquent Amount	Tax Year
CORBETT BERNARD R OR MARCELLA M	00123 S ROYAL ST	9,582.99	2001
CORUM THURMAN OR GLORIA E	00014 E NELSON AV	285.63	2001
DADZIE GEORGE A	06300 STEVENSON AV 216	521.10	2001
DAVIS RONALD D OR MABEL R	01329 WYTHE ST	927.65	2001
DAWKINS ADRIAN R OR JEAN B	02101 MT VERNON AV 2101A	1,591.15	2001
DAWKINS ROBERT N OR ROMAINÉ	03013 MANNING ST	1,100.72	2001
DEAKINS RAYMOND P OR CRISTINA E BETTI-	00327 N PATRICK ST	875.19	2001
DELANEY, ELISABETH A	03334 MARTHA CUSTIS DR 215	985.08	2001
DELGADO CARMEN A	05340 HOLMES RUN PY 101	643.35	2001
DOHERTY, CORNELIUS H JR EXEC	04580 DUKE ST 0001	15,733.94	2001
DUNN ROBERT F OR CLAIRE E LEAVER-	00308 CAMBRIDGE RD	2,213.33	2001
EASA LAURENCE J	01201 N PITT ST 2C	1,882.34	2001
EVANS, LAURA F OR ANNA L FRERE	00231 E TAYLOR RUN PY	2,359.74	2001
FARJADI YADULLAH	04600 DUKE ST 1418	415.85	2001
FOORD F DOUGLAS	01008 1/2 ORONOCO ST	2,193.01	2001
FOWLER LAURENCE E OR MARY A	05314 TRUMAN AV	3,064.79	2001
GAMZEH ROBIN	01222 PORTNER RD	28.90	2001
GARVIN EUNICE	01706 N CLIFF ST	2,616.12	2001
GHIAS, HAJAR	01705 CENTRE PZ 2	2,636.14	2001
GIBSON TERE OR JAMES	01317 KNOX PL	5,040.45	2001
GRAHAM, CHARLOTTE A	03107 MOSBY ST	2,014.24	2001
GUBA BEVERLY E	04600 DUKE ST 814	522.52	2001
GUNN ALLAN ORA LEE	01250 S WASHINGTON ST 706	4,734.37	2001
GURNE CYNTHIA B	00011 FT WILLIAMS PY	358.55	2001
HAMPTON, PAUL OR ANTHONY	00359 WESMOND DR	1,437.41	2001
HARRISON FLOYD W JR	05183 SEMINARY RD	65.02	2001
HENDRICKS JAMES L OR EVELYN M	00529 E LURAY AV	235.89	2001
HERLICK JAMES E	00011 W WINDSOR AV	3,998.43	2001
HOY, NANCY LEE	00325 DUKE ST	4,001.51	2001
HUME FRANK N TR	03002 A MOSBY ST	101.35	2001

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CITY OF ALEXANDRIA, VIRGINIA
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Owner Name	Parcel Address	Delinquent Amount	Tax Year
HUMPHRIES KATHLEEN S	02500 LESLIE AV	3,098.39	2001
HYLTON, NANCY N	00307 YOAKUM PY 707	745.25	2001
HYMON ROSA B & SARAH A MACKAY	01216 PRINCESS ST	2,120.61	2001
JACKSON BERNARD ET AL	00119 S JORDAN ST	2,350.50	2001
JACOBSON, STEVEN P	00122 DALE ST	637.19	2001
JENKINS, CHARLES A OR BEVERLY T	00691 W GLEBE RD	2,743.35	2001
JOHNSON, DIANE	00228 N ALFRED ST	3,000.70	2001
JONES RODERICK D OR FREDERICK R	00511 N HENRY ST	1,522.57	2001
KEMP, NANCY JO	00632 S COLUMBUS ST	24.48	2001
KHAN CHANROUTIE Y OR SYLMERRIS E	03232 S 28TH ST 303	399.62	2001
KIRKBRIDE JOSEPH H JR OR CRISTINA	00833 RYNEK DR	174.82	2001
LETT JOHN G OR SHELLEY W	00205 YOAKUM PY 808	1,520.07	2001
LIPSCOMB LINZY L OR ERNESTINE O	00424 EARL ST	846.43	2001
LOMAX VIOLA B ETAL	00415 N PEYTON ST	2,876.72	2001
LONG, MARY C (EST OF)	00001 CLIFFORD AV	1,572.62	2001
LOOMIS DAVID W ET AL	00230 BURGESS AV	1,955.71	2001
LOVELACE JESSIE JR OR BESSIE	00128 JASPER PL	2,363.94	2001
LYNCH PATRICK G X PAULINE	04410 VERMONT AV	1,856.77	2001
MAAS BETHANN	02500 N VAN DORN ST 1120	414.12	2001
MARPECH INVESTMENT GROUP LC	03124 COLVIN ST	1,474.04	2001
MARPECH INVESTMENT GROUP LLC	03128 COLVIN ST	2,431.70	2001
MARPECH INVESTMENT GROUP LLC	03120 COLVIN ST	2,543.45	2001
MARSHALL, JACK A JR OR GRACE	02707 WESTMINSTER PL	1,513.10	2001
MARTINEZ LUIS M	00220 EVANS LA	1,366.83	2001
MATHEMES OAKLEY N	06300 STEVENSON AV 1109	538.38	2001
MCCONNELL, DORIS A ETALS	00237 BUCHANAN ST	1,368.16	2001
MCKENNEY MARLYNN L	05110 VOS LA	1,638.92	2001
MCSMEENEY BRIAN J OR CHRISTIANNE C	00203 YOAKUM PY 1401	5.61	2001
MENOZZI WALLIS W	02804 S COLUMBUS ST 3420	1,202.43	2001
METZLER DONALD M OR DIANE C	00410 FONTAINE ST	77.82	2001

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
METZLER DONALD M OR DIANE C	00411 THOMAS ST	59.00	2001
MIDWAY INVESTMENT GROUP INC	05340 HOLMES RUN PY 1506	601.92	2001
MILLSBACK, JOHN A	00116 EARLY ST	2,530.20	2001
MONAHAN PATRICK H	01022 WYTHE ST	633.47	2001
MONAHAN PATRICK H TR	01020 WYTHE ST	479.28	2001
MONAHAN PATRICK H TR	01018 WYTHE ST	755.18	2001
MOORE WILLIE OR WILLIE M HOLLAND	00202 CLIFFORD AV	1,582.05	2001
MORIARTY JOHN ALAN	00050 GARDEN DR	2,217.66	2001
MOTEN FRANK OR YOLANDA W MOTEN-WELLS	00157 DALE ST	244.15	2001
MOTEN, ALICE V	02210 RANDOLPH AV	1,180.32	2001
MOTEN, ALICE V	02208 RANDOLPH AV	206.38	2001
MYERS, ALICE C	00406 JEFFERSON ST	3,553.81	2001
NEEBE JOHN D	02807 MOSBY ST	796.90	2001
NELSON FRANCIS W OR ELLEN P	00401 LAVERNE AV	2,833.95	2001
O'KAIL, KAMAL K MD	04600 KING ST 4N	413.84	2001
OETTINGER JAMES G & REENA	06021 TOWER CT	1,839.14	2001
OLSON TIMOTHY L	02511 STEVENS ST	1,783.56	2001
OWEN JUANITA L X LYNN P	04410 DUKE ST	2,088.03	2001
PAPPAS JOHN C	00318 DEVERS CT	305.13	2001
PARRA VIRGINIA P	00124 MONCURE DR	2,259.20	2001
PATTERSON JUSTIN P TR	05929 QUANTRELL AV T4	709.19	2001
PEARSON JOHN M	00805 HOWARD ST 125	776.37	2001
PERMANESQUE HOMES VILLAGE INC	03121 CIRCLE HILL RD	46.93	2001
PHILLIPS, WILLIAM E OR JACQUELINE L	00135 FT WILLIAMS PY	3,931.37	2001
PICKETT CENTER ASSOC LP	05130 DUKE ST 10	1,051.95	2001
QUINT MICHAEL M	03558 MARTHA CUSTIS DR 307	987.86	2001
RAMSEY, DORIS B & JOHN D	03015 MANNING ST	1,426.27	2001
REILLY NOEL OR JAMES SHERWOOD	01610 PRESTON RD 801	1,365.44	2001
RODRIGUEZ, CONCEPCION (CONCHITA) R	00205 YOAKUM PY 1012	1,932.48	2001

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
ROSE, CLIFTON S & GLENN E	00137 DALE ST	465.34	2001
ROSE, LAVONNE M	00422 EARL ST	1,762.06	2001
ROTHMAN ALAN M	02500 N VAN DORN ST PH19	866.63	2001
ROMAN, EDMUND C & E CHARLES JR TR	03326 GUNSTON RD 732	1,450.42	2001
ROZMIERSKI BRIAN OR MERISSA	00489 N LATHAM ST	3,166.47	2001
RYLAND GROUP INC	00467 CAMERON STATION BV	2,299.55	2001
SAHLE, MESFIN OR MEAZA ALEMAYEHU	06301 STEVENSON AV 116	1,304.14	2001
SHOUP KENNETH	00519 E HOWELL AV	753.79	2001
SINGER LAWRENCE D	00406 E CUSTIS AV	1,099.31	2001
SLAUGHTER JULIAN % LOUIS SLAUGHTER	00324 N PAYNE ST	2,724.83	2001
SOLOVYOV VERA	00107 S LEE ST	8,972.28	2001
SOMEN LEYLA I TR	00623 S WASHINGTON ST K-1	1,737.42	2001
SPINA PAUL R OR MARY T	00105 MONCURE DR	1,500.19	2001
SPINA PAUL R OR MARY THERESA	02201 N EARLY ST	2,027.07	2001
STAFFORD BOBBY B OR MARY R	01026 QUEEN ST	2,069.03	2001
STAFFORD BOBBY B OR MARY R	00924 QUEEN ST	4,345.64	2001
STAMOULES GEORGE T	06141 EDSELL RD 6141D	762.11	2001
STEPHENSON BEVERLY G	03724 MARK DR	1,406.75	2001
STEPHENSON BEVERLY G	01503 DOGWOOD DR	2,569.65	2001
STEWART ESSIE D & AZZLEE WELLS	00410 N HENRY ST	2,029.57	2001
SWANN, MARY BELLE BOYD & W E BOYD JR TR	00714 A W GLEBE RD	92.50	2001
TAYLOR JERRY L	00139 W REED AV	1,142.47	2001
THOMAS SHELLEY ANNE	05604 FILLMORE AV	1,622.10	2001
THOMAS, ELLA F	04520 KING ST 504	581.00	2001
TILLERSON ROBERT L OR MABLE H	00321 E RAYMOND AV	2,767.04	2001
VAKILI MONAVAR & KAYVAN MEHR-BAKSH	05831 QUANTRELL AV T7	613.10	2001
VOLMUT ROSEMARY A	05250 VALLEY FORGE DR 105	20.24	2001
WALKER CHARLES E	00699 W GLEBE RD	3,071.76	2001
WALKER, BOYD W	05500 HOLMES RUN PY 203	692.49	2001
WATKINS DAVID G X E A EST	00129 S GORDON ST	54.51	2001

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
WHITE ALVIN D OR LALITA T	00606 S PAYNE ST	1,574.91	2001
WILKINS BOOKER T OR DEBORAH D	00710 S PAYNE ST	1,442.04	2001
WILLIAMS RICHARD L OR EARLENE C	00406 CLIFFORD AV	2,566.40	2001
WILLIAMS, EDITH J	01732 DOGWOOD DR C-7	1,455.99	2001
WILLIS, GLENN D	00039 FT WILLIAMS PY	627.30	2001
WILSON CORA G	00910 N COLUMBUS ST	1,582.80	2001
WILSON RITA T	00203 YOAKUM PY 1725	2,003.57	2001
WILSON, ETNA T	06301 STEVENSON AV 1202	1,373.80	2001
WINSTAR WIRELESS OR VIRGINIA, LLC	PUBLIC SERVICE	14.57	2001
WOODY ERNEST C OR HAROLD T	00026 W GLENDALE AV	4,046.11	2001
YOUNG MARK HENRY	02908 HICKORY ST	999.56	2001

		304,119.75	

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
109 SOUTH ALFRED STREET PARTNERS	00025 E LINDEN ST	125.57	2002
1423 LESLIE AVE LLC	01423 LESLIE AV	59.82	2002
5418 DUKE ST ASSOC	05418 DUKE ST	3,372.06	2002
ABASTO, ROBERTO	00130 E GLEBE RD	1,998.21	2002
ACH LLC N/K/A ACC HOLDINGS LLC	00717 PENDLETON ST	5,733.47	2002
ADAMS ROBERT B	00235 EVANS LA	68.19	2002
ADKINS, HELEN B	01313 CLEVELAND ST	1,861.45	2002
ALEX DIAMOND CAB CO INC	03025 1/2 MT VERNON AV	411.58	2002
ALEX DIAMOND CAB CO INC	03035 A MT VERNON AV	1,706.51	2002
ALEX/ARL %OGDEN MARTIN SYSTEMS	05301 EISENHOWER AV	262,666.67	2002
ALI ESMATULLAH	03030 DUKE ST	1,605.84	2002
ALI ESMATULLAH	03024 DUKE ST	1,118.06	2002
ALI ESMATULLAH	03020 DUKE ST	2,092.60	2002
ALI SHARAFELDIN OR ABOBAKAR HANAN	00307 YOAKUM PY 707	1,598.14	2002
ALIGNAY ABELARDO J OR ARSENIA P	03314 S 28TH ST 202	786.24	2002
ALLEGIANCE TELECOM OF VIRGINIA INC.	00116 PUBLIC SERVICE	78.82	2002
ALSTON JULIUS M OR JOYCE	01007 WESMOND DR	93.58	2002
AMERICAN CONSERVATIVE UNION	04500 CAMERON ST	5,773.82	2002
AMT LLC	04600 WHEELER AV	4.52	2002
ANTEZANA, NILS MD	01207 KING ST 4R	17.18	2002
ANTON D LEE	00826 MADISON ST	2,912.35	2002
ARABIAN ARAM A JR	00826 ROYAL ST	5,173.88	2002
ARAUZ ROD	00614 N ARMISTEAD ST	1,375.30	2002
ARBROS COMMUNICATIONS LICENSING CO., VA.	00310 A E PUBLIC SERVICE	2,203.25	2002
ARMSTRONG LEONARD OR BRENDA	03715 MARK DR	381.17	2002
ASHLEY, ELEANOR C	00404 LLOYDS LA	1,797.27	2002
AUSTIN W JEFFREY OR DENISE L	00051 S GORDON ST	1,886.44	2002
BACHE STEPHEN M	00109 S IRIS ST	1,899.28	2002
BACHE STEPHEN M	01733 S CAMERON ST	1,307.06	2002

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CITY OF ALEXANDRIA, VIRGINIA
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Owner Name	Parcel Address	Delinquent Amount	Tax Year
BAH, IBRAHIMA SADIGA	06301 STEVENSON AV 302	1,373.33	2002
BAHRAMI KAMRAN OR TAIBEH	01015 W GLEBE RD	4,017.16	2002
BAILEY MARY D OR MICHAEL E HINES	00420 S PITT ST	6,954.45	2002
BAKEWELL CHARLES A OR LUCIA	04913 DONOVAN DR	6,586.48	2002
BANDINI ERNESTO F	02309 MT VERNON AV	1,763.26	2002
BARBER MARVIN J ET AL	01120 COLONIAL AV	2,705.60	2002
BARBLEY SCOTT E	00107 UHLER AV	852.91	2002
BARRON FRED B ET UX	00632 N ALFRED ST	2,077.85	2002
BARSOUL LLC	00518 N FAYETTE ST	4,303.63	2002
BARTH, ANDREAS	00365 S PICKETT ST	1,579.08	2002
BARTH, ANDREAS	00367 S PICKETT ST	1,589.79	2002
BASAY ILHAN N	02500 VAN DORN ST 119	297.22	2002
BATTLE MARY G	03756 JASON AV 90	2,070.89	2002
BECEL CHRISTOPHER D	00730 FORDS LANDING WY	9,808.44	2002
BENNETT, DOROTHY J TR	02802 S COLUMBUS ST 3423	1,352.76	2002
BENTZMAN SANDRA JANE	05911 EDSALL RD 903	304.11	2002
BERRY EARL M	00510 A BELLEFONTE AV	1,078.00	2002
BERRY WILLIAM E OR RUTH B	04600 DUKE ST 1531	18.56	2002
BEYER WAYNE E OR DONNA L	00103 E DEL RAY AV	709.61	2002
BIZRI AHMED RIDA	05500 HOLMES RUN PY 702	472.09	2002
BLACK GRACE AND CROUDER DUANE	00410 N FAYETTE ST	1,159.95	2002
BLACKBURN RANDALL W OR SCOTT C STAPLETON	00002 B FORREST ST	2,920.59	2002
BLEDSON DAVID I	01330 BAYLISS DR	1,780.53	2002
BOATMAN BILLY J OR C AGNES	00110 E HOWELL AV	1,266.59	2002
BOEHLER ROBERT B OR ROBERT E YOUNG	03911 ELBERT AV	17.12	2002
BOGGAN JAMES H	01011 FIRST ST	2,852.52	2002
BOK LEI PROP INC	00201 LAVERNE AV	92.50	2002
BONFIGLIO, JON MICHAEL	02500 N VAN DORN ST 1027	667.04	2002
BOWDEN RODNEY E	00501 SLATERS LA 921	2,380.49	2002
BOYD MARY N	00902 LITTLE ST	1,637.70	2002

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
BOYD MARY N	00028 E CHAPMAN ST	1,820.21	2002
BOYETTE VAN	03314 S 28TH ST 401	630.79	2002
BOYETTE VAN	03320 S 28TH ST 301	630.79	2002
BRACKENS HERMAN W JR AND EILEEN MARIE	02801 HOLLY ST	223.66	2002
BRADLEY WILLIAM RAYMOND OR GREGORY W	00423 LAVERNE AV	1,995.18	2002
BRASWELL HARRY A OR SUE B	00011 E CUSTIS AV	4,734.82	2002
BREEDING, JAMES V & DOROTHY M	00321 E CUSTIS AV	3,199.90	2002
BROWN, INEZ D	02610 TERRETT AV	2,954.34	2002
BTC CORP	02839 DUKE ST 19	821.91	2002
BUCHIONI DANIEL T JR	00802 N COLUMBUS ST	3,102.81	2002
BURCHAM CARL W OR SANDY H	00033 CANTERBURY SQ 302	824.76	2002
BURDALL ASSOCIATES % GRUBB & ELLIS	00401 R SWANN AV	3,644.61	2002
BURGESS VONBEAMER AND VERONICA	00205 A LAVERNE AV	2,767.71	2002
BURNETT, WILLIAM B OR CAROLINE R	00404 N PITT ST	2,939.25	2002
BURNHAM ERIC OR LUCIA D	02712 SYCAMORE ST	115.90	2002
BURROWS ANN C & JAMES H TR	06101 EDSELL RD 206	839.96	2002
BYERS BRYONIE P	00503 TENNESSEE AV	57.51	2002
BYRD BERNARD K ET AL	00243 BUCHANAN ST	2,193.48	2002
CALLOWAY FLORENCE E	01212 COLONIAL AV	2,118.49	2002
CAMPBELL LAFONIA JR OR PEGGY A	00122 HUME AV	559.26	2002
CARTER, HARRY REGINALD	00217 E CUSTIS AV	2,764.18	2002
CATRON, REGINA L	01118 N CHAMBLISS ST	2,983.06	2002
CELLI MARIAN L	05050 GRIMM DR	0.24	2002
CHAKERES, ANDREW A	00123 WOLFE ST	92.50	2002
CHAMBERS GLORIA ET AL	00307 CLIFFORD AV	3,485.86	2002
CHATMAN LAVERN J	00307 YOAKUM PY 1425	17.79	2002
CHEEKS FREDERICK OR MARIETTA	00305 ASHBY ST	2,359.19	2002
CHEN, FEN	04520 KING ST 902	810.60	2002
CHOI, KYONG JA	00207 COMMERCE ST	92.79	2002
CHRISMAN DONNA	00309 YOAKUM PY 409	1,666.22	2002

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
CLARKE ELVA B	01137 COLONIAL AV	1,952.90	2002
CLAUSSEN MARTIN P X EVELYN	00906 ENDERBY DR	5,398.71	2002
CLAYTON TROY C	05241 SEMINARY RD	97.55	2002
CLEMENTS KAREN M	06101 EDSALL RD 1109	20.22	2002
CLEMMONS JAMES C OR MARILYN L	00401 E RAYMOND AV	2,903.33	2002
CODJOE RODERICK K ET AL	03330 S 28TH ST 401	630.79	2002
COLLINS, HENRY G	00023 GARDEN DR	215.93	2002
COMMONWEALTH ATLANTIC LAND CO	00150 CALLAHAN ST E	4,415.44	2002
CONGDON, TIMOTHY S OR MI CHA	04600 DUKE ST 926	451.91	2002
CONNELLY, VIRGINIA T	06101 EDSALL RD 801	717.90	2002
COOPER MAYNARD R JR OR SUSAN M	00602 N NAVLOR ST	149.67	2002
CORBETT BERNARD R OR MARCELLA M	00123 S ROYAL ST	9,277.87	2002
CORISTINE PATRICK OR FOWLER-CORISTINE TRYCENNIA	00205 YOAKUM PY 1223	830.09	2002
CORUM THURMAN OR GLORIA E	00014 E NELSON AV	289.03	2002
COURTNEY MAVERLY H OR FRANCES	00201 RANDOLPH AV	3,742.80	2002
COURTNEY MAVERLY H OR FRANCES E	00124 RANDOLPH AV	2,360.58	2002
COVERT, HARRY M JR OR PATRICIA S	03802 USHER CT	2,889.75	2002
CRUZ EMMA J	00524 N PAXTON ST	2,905.70	2002
DADZIE GEORGE A	06300 STEVENSON AV 216	1,136.92	2002
DAKIN ERNEST R	00147 LYNHAVEN DR	785.02	2002
DAMIANI ANTONIO OR DONNA G	00410 E NELSON AV	101.75	2002
DAVIS LINDSEY B OR BERTHA M	01600 BOYLE ST	1,444.87	2002
DAVIS MAUREEN D	00205 YOAKUM PY 824	729.87	2002
DAVIS RONALD D OR MABEL R	01329 WYTHE ST	1,962.98	2002
DAVIS, SCOTT M OR THERESA M	00212 RANDOLPH AV	92.50	2002
DAVISON, AMORY SCOTT	01813 LESLIE AV	122.72	2002
DAWKINS ADRIAN R OR JEAN B	02101 MT VERNON AV 2101A	1,572.43	2002
DAWKINS ROBERT N OR ROMAINE	03013 MANNING ST	1,249.97	2002

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
DEAKINS RAYMOND P OR CHRISTINA E BETT-	00327 N PATRICK ST	3,058.78	2002
DELANEY, ELISABETH A	03334 MARTHA CUSTIS DR 215	1,100.96	2002
DELGADO CARMEN A	05340 HOLMES RUN PY 101	784.92	2002
DELLAS SUSAN J	01524 WOODBINE ST	1,090.20	2002
DEWEY CHARLES	01808 PRESTON RD 201	741.16	2002
DICKERSON CHARLES R OR MYRA J	00222 E SPRING ST	2,158.52	2002
DOBLMEIER MARTIN J	01413 KING ST	3,349.68	2002
DOHERTY, CORNELIUS H JR EXEC	04580 DUKE ST 0001	19,160.82	2002
DORR ROBERT F OR YOUNG SOON	02908 EDGEHILL DR	4,507.16	2002
DRAKEFORD THOMAS H OR CATHERINE R	01110 COLONIAL AV	2,473.55	2002
DUBOIS STEVE J	06300 STEVENSON AV 1023	1,115.08	2002
DUKE ENTERPRISES INC	01708 PRINCE ST	1,128.04	2002
DULANEY MARY L	05300 SEMINARY RD	1,062.73	2002
DULANEY MARY L	05310 SEMINARY RD	1,462.84	2002
DUNCAN JAMES M III TR	00200 HENRY ST	8,964.67	2002
DUNCAN NANCY WOOD	00715 S WASHINGTON ST B-15	1,301.36	2002
DUNKWU, ANTHONY	02811 DUKE ST 21	978.49	2002
DUNKWU, ANTHONY	02809 DUKE ST 22	969.60	2002
DUNKWU, ANTHONY	02807 DUKE ST 23	969.60	2002
DUTTON MICHAEL P	04632 LATROBE PL	1,833.78	2002
DWIGHT NANCY	00704 UNION ST	5,120.44	2002
EADS MADINE L	05844 COWLING CT	2,966.30	2002
EASA LAURENCE J	01201 PITT ST 2C	1,934.71	2002
EGAN FRANCIS B	00309 S PICKETT ST	92.50	2002
EGAN, TIMOTHY C OR PAMELA CLARK	00485 OWEN ST	1,627.20	2002
ESIN LAURENCE B	05221 BRAUNER PL	1,298.83	2002
ESM ENTERPRISES INC	02838 DUKE ST	6,998.43	2002
EVANS, LAURA F OR ANNA L FRERE	00231 E TAYLOR RUN PY	2,464.54	2002
EVERETT, RONALD J ET AL	00911 S LEE ST	5,428.27	2002
FALK EMMA B TR	00817 DEVON PL	92.50	2002

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
FALK EMMA B TR	05210 DOVER PL	92.69	2002
FARJADI YADULLAH	04600 DUKE ST 1418	606.37	2002
FARRELL SHEILA	00409 N HENRY ST	2,715.06	2002
FERNANDEZ DAVID A OR ELEANOR A	00121 JASPER PL	138.23	2002
FERNANDEZ WALTER G AND PAZ RONALD	00508 N PICKETT ST	419.12	2002
FINSTERBUSCH KURT TR	00205 YOAKUM PY 418	1,181.90	2002
FLYNN CHRISTOPHER T OR LISA S	00401 N ARMISTEAD ST 510	1,073.98	2002
FOORD F DOUGLAS	01008 1/2 ORONOCO ST	2,086.32	2002
FORD JUNE R	00715 S WASHINGTON ST C-15	27.83	2002
FOWLER LAURENCE E OR MARY A	05314 TRUMAN AV	3,249.47	2002
GAMM, PETER E	01653 KENWOOD AV C-24	683.86	2002
GAMZEH ROBIN	01222 PORTNER RD	54.34	2002
GARDNER, KEITH TR	01225 MARTHA CUSTIS DR 906	31.45	2002
GARRETT KRESS Z	00024 W DEL RAY AV	1,670.48	2002
GARVIN EUNICE	01706 N CLIFF ST	2,709.89	2002
GHTAS, HAJAR	01705 CENTRE PZ 2	2,722.22	2002
GIBSON TERT OR JAMES	01317 KNOX PL	5,242.01	2002
GILES JAMES J OR CAROL A	00510 S HENRY ST	672.42	2002
GILLESPIE STUART W	00324 A N PATRICK ST	203.47	2002
GOLD CRUST BAKING CO INC	00501 E MONROE AV	8,071.58	2002
GOLDBERG JON W OR FELICIA	02932 NOB HILL CT	92.91	2002
GRAHAM DESMOND	00513 N ARMISTEAD ST 301	811.93	2002
GRAHAM, CHARLOTTE A	03107 MOSBY ST	2,058.57	2002
GREGG DARNELL	00210 WESMOND DR	110.38	2002
GREGORY K PETERSON	00230 N PAYNE ST	1,546.31	2002
GREWADIER, JANICE WOLK	00015 W SPRING ST	2,238.82	2002
GUBA BEVERLY E	04600 DUKE ST 814	592.25	2002
GUGLIELMI DAVID	03345 KING ST	497.30	2002
GUNN ALLAN ORL ORA LEE	01250 S WASHINGTON ST 706	5,381.47	2002
GURNE CYNTHIA B	00011 FT WILLIAMS PY	3,114.04	2002

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
HAGERMAN GEORGE M JR	00124 E ROSEMONT AV	1,310.58	2002
HAGGINS GILBERT ET UX	00603 N ALFRED ST	1,864.59	2002
HALE CHARLES R AND RUTH A	00720 S PAYNE ST	108.51	2002
HALEY ALAN D	03254 MARTHA CUSTIS DR 227	1,140.78	2002
HALL INVESTMENT PROPERTIES LC	00210 N STEVENSON SQ	1,479.29	2002
HAMPTON, PAUL OR ANTHONY	00359 WESMOND DR	1,578.14	2002
HARALSON ROBERT H IV	02181 JAMIESON AV 611	681.34	2002
HARBIN, LAWRENCE OR HELEN A	02906 MAPLEWOOD PL	92.52	2002
HARDY PATRICK S	00520 QUEEN ST	681.18	2002
HARRISON FLOYD W JR	05183 SEMINARY RD	2,546.28	2002
HATHAWAY TIMOTHY R	00801 N PITT ST 320	38.81	2002
HAWALD JAMES M	05250 VALLEY FORGE DR 409	739.97	2002
HAYES HENRY L OR COSTELLA D	00112 E GLEBE RD	85.04	2002
HEBB, JAMES S III OR EVE LAWLER	00510 FONTAINE ST	340.79	2002
HENDRICKS JAMES L OR EVELYN M	00529 E LURAY AV	2,447.28	2002
HENRY, LILLIE MAE & BARBARA A PAYNE	01015 FIRST ST	2,399.86	2002
HENSON KELLY	06301 STEVENSON AV 817	1,350.19	2002
HERLICK JAMES E	00011 W WINDSOR AV	4,144.88	2002
HESS JUNE M	00510 PENDLETON ST	56.83	2002
HODGES BOYD O OR BESSIE H	03575 MARTHA CUSTIS DR 903	821.52	2002
HOLDER, SEYMORE	00110 E SPRING ST	4,168.37	2002
HOLSINGER, JOHN W JR	00120 N ALFRED ST	8,176.90	2002
HOWARD, JILL K	01100 QUAKER HILL DR 112	758.88	2002
HOWELL CHARLES T	00027 S HUDSON ST	1,953.25	2002
HOWLAND NANCY L	00205 YOAKUM PY 1505	726.73	2002
HOY, NANCY LEE	00325 DUKE ST	4,307.50	2002
HUITZ ALEJANDRO OR LUCILA	04938 EISENHOWER AV A	2,037.48	2002
HUME FRANK N TR	03002 A MOSBY ST	101.04	2002
HUMM, PETER K & SUSAN M WALTERS	05130 DUKE ST 2	3,018.98	2002
HUMPHRIES KATHLEEN S	02500 LESLIE AV	3,476.88	2002

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
HUNT ETHEL M ESTATE OF	00001 W BELLEFONTE AV	1,387.15	2002
HUNT, ROBERT S & ALSTON B SHIELDS ETUX	00926 SECOND ST	276.94	2002
HURT KATHLEEN	02904 COMMONWEALTH AV	106.36	2002
HYLAND GERALD W OR CARMEN C	00616 S WASHINGTON ST	1,684.14	2002
HYMON ROSA B & SARAH A MACKAY	01216 PRINCESS ST	2,484.98	2002
INTER SIGN ASSN INC	00525 WYTHE ST OG	196.40	2002
INTERMEDIA COMMUNICATIONS INC.	PUBLIC SERVICE	15.81	2002
ISLAMIC FOUNDATION OF AMERICA	05831 QUANTRELL AV T10	1,073.98	2002
ISLEN ARCHIE J JR OR JULIA A	03607 EDISON ST	826.44	2002
JACKSON BERNARD ET AL	00119 S JORDAN ST	2,455.55	2002
JACKSON JAMES A X ANNA	00528 N PAYNE ST	92.44	2002
JACOBSON, STEVEN P	00122 DALE ST	1,425.23	2002
JANG HWAN D OR HO J	05340 HOLMES RUN PY 119	797.77	2002
JENKINS BEVERLY T	00691 W GLEBE RD	2,880.77	2002
JOHNNESSEN JEANETTE	00095 S JORDAN ST	356.17	2002
JOHNSON CAROL G	00400 N PAYNE ST	1,795.89	2002
JOHNSON MARION I OR CROZET W	01027 N QUAKER LA	81.67	2002
JOHNSON MARION I X CROZET W	01031 N QUAKER LA	3,196.86	2002
JOHNSON, CHRISTINE VIRGINIA	01206 COLONIAL AV	1,357.14	2002
JOHNSON, DIANE	00228 N ALFRED ST	3,234.04	2002
JOHNSON, TROY OR LUGENIA ANN	00211 ASHBY ST	2,500.83	2002
JONES PERCY W JR TR	04440 VENABLE AV	945.53	2002
JONES ROBT T OR JANET R	00804 DEVON PL	1,822.06	2002
JONES RODERICK D OR FREDERICK R	00511 N HENRY ST	2,833.98	2002
JUNG KANGYUN	00408 N PATRICK ST	2,661.07	2002
KANOGOTWA FUNGAI MAUREEN	01330 MICHIGAN AV	1,843.17	2002
KARIMIAN EFFAT K	00033 W REED AV	921.11	2002
KEMP, NANCY JO	00632 S COLUMBUS ST	2,281.57	2002
KEY NAT T OR QUEENIE E	02503 RANDOLPH AV	1,618.64	2002
KHAN CHANROUTIE Y OR SYLMERRIS E	03232 S 28TH ST 303	802.91	2002

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
KING, MICHAEL S	00814 CHALFONTE DR	2,427.64	2002
KIRKBRIDE JOSEPH H JR OR CRISTINA	00833 RYNEX DR	161.77	2002
KOTONIAS DONNA AND THEODORE	02802 S COLUMBUS ST 3422	658.64	2002
KOUNTZ VIOLA M C	00411 N WEST ST	1,493.37	2002
KOURAKIS CHRISTOPHER OR LOWELL LIZABETH	01110 DUKE ST	3,169.74	2002
LAMARQUE L ROBERT	00053 SKYHILL RD 303	782.81	2002
LASSITER CLINTON A	05250 VALLEY FORGE DR 105	1,056.01	2002
LERT JOHN G OR SHELLEY W	00205 YOAKUM PY 808	1,679.06	2002
LEVINE ALBERT P OR DOROTHY	05931 QUANTRELL AV T2	499.19	2002
LIPSCOMB LINZY L OR ERNESTINE O	00424 EARL ST	1,780.53	2002
LOGES RODNEY P OR ELAINE F	01300 A COMMONWEALTH AV	92.87	2002
LOMAX VIOLA B ETAL	00415 PEYTON ST	3,243.04	2002
LOMITA, DAVID E	00055 SKYHILL RD 101	1,554.45	2002
LONG, MARY C (EST OF)	00001 CLIFFORD AV	1,682.18	2002
LOOMIS DAVID W ET AL	00230 BURGESS AV	1,994.34	2002
LOPEZ RODOLFO L OR RUENA H	02210 FORT WARD PL	7,152.29	2002
LOVELACE JESSIE JR OR BESSIE	00128 JASPER PL	2,341.20	2002
LUCAS CONNIE	01223 QUEEN ST	429.52	2002
LYNCH PATRICK G X PAULINE	04410 VERMONT AV	1,899.28	2002
MAAS BETHANN	02500 VAN DORN ST 1120	901.87	2002
MACEY E CHRISTOPHER	00205 SKYHILL RD 9-205	82.58	2002
MADDOX HELEN B	00205 YOAKUM PY 1023	1,685.47	2002
MADISON STREET PROPERTIES LLC	00734 ST ASAPH ST	3,440.13	2002
MADISON STREET PROPERTIES LLC	00730 ST ASAPH ST	70.68	2002
MADISON STREET PROPERTIES LLC	00728 ST ASAPH ST	64.35	2002
MADISON STREET PROPERTIES LLC	00724 ST ASAPH ST	141.38	2002
MAFFRY AUGUST JR	01326 CHETHWORTH CT	1,865.88	2002
MAIER DAVID W AND MILLER COLIN W	00113 CAMERON PARKE PL	0.16	2002
MARCOTTE KAREN	00327 PICKETT ST	0.08	2002
MARPECH INVESTMENT GROUP LC	03124 COLVIN ST	2,061.90	2002

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MARPECH INVESTMENT GROUP LLC	03128 COLVIN ST	3,243.78	2002
MARPECH INVESTMENT GROUP LLC	03120 COLVIN ST	3,391.52	2002
MARSHALL, GEORGE C OR MYRTLE B ETAL	00209 WESMOND DR	948.44	2002
MARSHALL, JACK A JR OR GRACE	02707 WESTMINSTER PL	4,930.62	2002
MARTIN WM E X ELEANOR L	00525 PAYNE ST	667.73	2002
MARTIN, JANETT P	00614 PAYNE ST	92.57	2002
MARTINEZ LUIS M	00220 EVANS LA	1,560.89	2002
MARTINEZ-CORVALAN MARIA L	00301 BEAUREGARD ST 1008	57.36	2002
MATHEWS OAKLEY N	06300 STEVENSON AV 1109	1,175.49	2002
MATTINGLY REBECCA A	04638 STRATHBLANE PL	1,345.14	2002
MCCONNELL, DORIS A ETALS	00237 BUCHANAN ST	1,595.39	2002
MCCRAY THEODORE R X SADIE	00508 COLUMBUS ST	249.64	2002
MCDONALD SHANNON M	03614 GUNSTON RD 928	1,076.54	2002
MCI WORLDCOM COMMUNICATIONS OF VA., INC.	PUBLIC SERVICE	90.53	2002
MCI WORLDCOM NETWORK SERVICES, INC.	PUBLIC SERVICE	184.60	2002
MCKINNEY JOAN M	00200 PICKETT ST 1113	1,582.71	2002
MCSWEENEY BRIAN J OR CHRISTIANNE C	00203 YOAKUM PY 1401	1,100.96	2002
MECCARIELLI DEBORAH L OR RICHARD E	05168 CALIFORNIA LA	5,328.82	2002
MELTZER LESLEY	00715 WASHINGTON ST A-34	7.98	2002
MENOZZI WALLIS W	02804 COLUMBUS ST 3420	1,342.45	2002
MEITZLER DONALD M OR DIANE C	00410 FONTAINE ST	200.31	2002
MEITZLER DONALD M OR DIANE C	00411 THOMAS ST	148.91	2002
MFN OF VA., LLC dba METROMEDIA FIBER NETWORK SERV	PUBLIC SERVICE	10,385.35	2002
MICHAELIS FREDERICK H JR	01201 STONNELL PL	3,838.40	2002
MIDWAY INVESTMENT GROUP INC	05340 HOLMES RUN PY 1506	646.20	2002
MIKOVCH DONALD L OR WANDA J	01020 KING ST	4,263.85	2002
MIKOVCH DONALD L OR WANDA J C/O BORVIN WINES	01022 KING ST	3,370.97	2002
MILLER MARGARET D	01204 MARTHA CUSTIS DR 1204	528.18	2002
MILLER SAMUEL P	00914 CHAMBLISS ST	1,424.77	2002
MILLER, MARC OR MARY M	00923 ROLFE PL	94.51	2002

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
MILLSBACK, JOHN A	00116 N EARLY ST	2,566.77	2002
MITCHELL NESBY JR OR DIANE LEE	02103 N EARLY ST	126.85	2002
MONAHAN PATRICK H	01022 WYTHE ST	618.47	2002
MONAHAN PATRICK H TR	01020 WYTHE ST	467.62	2002
MONAHAN PATRICK H TR	01018 WYTHE ST	747.69	2002
MOORE WILLIE OR WILLIE M HOLLAND	00202 CLIFFORD AV	2,587.33	2002
MORIARTY JOHN ALAN	00050 GARDEN DR	2,282.12	2002
MORRIS AND NASSAR LLC	00117 ST ASAPH ST	2,658.58	2002
MOTEN FRANK OR YOLANDA W MOTEN-WELLS	00157 DALE ST	1,228.15	2002
MOTEN, ALICE V	02210 RANDOLPH AV	2,447.28	2002
MOTEN, ALICE V	02208 RANDOLPH AV	422.65	2002
MURPHY JOHN P	01747 PRESTON RD 962	1,437.64	2002
MYERS, ALICE C	00406 JEFFERSON ST	3,660.55	2002
NAHHAS FADWA	03528 GUNSTON RD 715	1,628.96	2002
NAIR MURALIDHARAN S OR LIGAYA S	00111 MARTIN LA	1,842.99	2002
NAJEH NOUREDDINE L AND OUAHRHRI DRISS I	05831 QUANTRELL AV 404	427.98	2002
NAM HAE JIN	00203 YOAKUM PY 201	523.15	2002
NASER REBECCA A	00003 MASON AV	108.77	2002
NAY ROBERT O	00715 S WASHINGTON ST A-23	27.83	2002
NAY ROBERT O	00715 S WASHINGTON ST A-24	27.83	2002
NEEBE JOHN D	02807 MOSBY ST	1,816.54	2002
NEGASH ALAMIN A OR NADIA S	00702 PATRICK ST	164.94	2002
NELSON FRANCIS W OR ELLEN P	00401 LAVERNE AV	3,322.71	2002
NETWORK ACCESS SOLUTIONS, LLC	00407 PUBLIC SERVICE	2,616.85	2002
NEZAM ALIREZA OR PARVANEH PAYRAVI	00319 S WASHINGTON ST	54.91	2002
NICHOLS, GAVER M	00319 E MONROE AV	1,991.94	2002
NORTHERN VA URBAN LEAGUE INC	00225 A S PAYNE ST	439.95	2002
O'KAIL, KAMAL K MD	04600 KING ST 4N	788.83	2002
OETTINGER JAMES G & REENA	06021 TOWER CT	1,772.84	2002
OLIVER MARY J	00020 E WALNUT ST	2,305.83	2002

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
OLSON TIMOTHY L	02511 N STEVENS ST	3,601.46	2002
OSAGE DEVELOPMENT LLC	00308 CAMBRIDGE RD	2,709.89	2002
OWEN JUANITA L X LYNN P	04410 DUKE ST	1,923.68	2002
PAPPAS JOHN C	00318 DEVERS CT	309.58	2002
PARRA VIREGINIA P	00124 MONCURE DR	4,234.81	2002
PATCHETT JOHN E	03837 JAY AV 210	2,070.89	2002
PATTERSON JUSTIN P TR	05929 QUANTRELL AV T4	743.84	2002
PATTERSON MARY	00501 SLATERS LA 1105	1,185.57	2002
PATTERSON RONALD B ET AL	00503 N QUAKER LA	631.93	2002
PEARSON JOHN M	00805 N HOWARD ST 125	1,539.01	2002
PERMANESQUE HOMES VILLAGE INC	03121 CIRCLE HILL RD	66.01	2002
PHILBRICK, J ALDEN IV OR AMY D	01400 ORCHARD ST	11,897.86	2002
PHILLIPS PROP INC	00801 S PICKETT ST	32,116.71	2002
PHILLIPS, WILLIAM E OR JACQUELINE L	00135 FT WILLIAMS PY	4,392.35	2002
PICKETT CENTER ASSOC LP	05130 DUKE ST 10	3,229.66	2002
POTTS GEORGE G OR JOAN D	00515 S ST ASAPH ST	3,013.99	2002
PURDY SOONJA M	00604 S WASHINGTON ST	358.78	2002
QUINN JOHN D OR MICHAEL	03421 MARTHA CUSTIS DR 968	893.02	2002
QUINT MICHAEL M	03558 MARTHA CUSTIS DR 307	1,103.55	2002
RAHIMI AHMAD P	05540 COLFAX AV	428.25	2002
RAMSEY, DORIS B & JOHN D	03015 MANNING ST	1,489.49	2002
RASHID HARUN OR MOSAMMAT AKTHER	04402 VERMONT AV	93.88	2002
RAVENET LOUIS A OR ANDREA E	00214 JEFFERSON ST	2,772.86	2002
RAYCROFT ANDREW R OR RHONDA L GRISHAM	00316 CLIFFORD AV	97.26	2002
REGENT UNIVERSITY	01650 DIAGONAL RD	82,218.72	2002 *
REILLY JOHN F OR TERESA M	00486 NAYLOR PL	206.20	2002
REILLY NOEL OR JAMES SHERWOOD	01610 PRESTON RD 801	1,530.03	2002
REMCO GROUP INC	00406 E CUSTIS AV	1,115.08	2002
RESENDE JOSEPH E OR NANCY P	00705 KINGS CT	92.50	2002

* Property tax exemption by classification. Exemption request approved after June 30, 2003, as a result taxes have now been relieved.

CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES
 AS OF 06/30/03

Owner Name	Parcel Address	Delinquent Amount	Tax Year
REYNOLDS JANE M OR MARIO D	05166 CALIFORNIA LA	5,300.52	2002
RICE TARSHA CLARICE	00240 N STEVENSON SQ	1,743.84	2002
RICHARD, FLOYD H OR JANET C RICHARD	03700 DUKE ST	654.11	2002
ROBERTS STEPHEN G OR RUTH ROBERTS	02418 FARM RD	203.81	2002
RODRIGUEZ, CONCEPCION (CONCHITA) R	00205 YOAKUM PY 1012	2,027.20	2002
ROSE, CLIFTON S & GLENN E	00137 DALE ST	1,315.51	2002
ROSE, LAVONNE M	00422 EARL ST	2,000.75	2002
ROSE, NAOMI A	00109 E MASON AV	3,295.74	2002
ROSS CLEVELAND JR	01615 BOYLE ST	1,521.10	2002
ROTHMAN ALAN M	02500 N VAN DORN ST PH19	935.26	2002
ROMAN WILLIAM H	06217 MORGAN ST	2,172.86	2002
ROMAN, EDMUND C & E CHARLES JR TR	03326 GUNSTON RD 732	1,628.96	2002
ROZMIERSKI BRIAN OR MERISSA	00489 N LATHAM ST	3,323.97	2002
RUBIN BARBARA	00301 BEAUREGARD ST 515	618.95	2002
RUE, KEVIN B	00013 CANTERBURY SQ 204	36.04	2002
RUSS, CHARLES A TR	03012 MOSBY ST	1,624.46	2002
SADEQ AREF H A	05233 SEMINARY RD	37.47	2002
SADICK OSAMA	05711 GRIGSBY AV	277.48	2002
SAHLE, MESFIN OR MEAZA ALEMAYEHU	06301 STEVENSON AV 116	1,309.08	2002
SCHIAYONE ANDREW A JR OR DEBORAH L	05352 THAYER AV	94.01	2002
SHAIKH, SHABBIR M	01313 N QUAKER LA	374.31	2002
SHELLY, DAVID H & PATRICIA L	03634 VALLEY DR 3634	2,245.60	2002
SHEPHERD MICHAEL (LIFE EST)	00016 SUNSET DR	1,741.82	2002
SHK LLC	04600 DUKE ST 718	581.96	2002
SHOUP KENNETH	00519 E HOWELL AV	695.01	2002
SILVERA MARIA S	00041 ANCELL ST	960.25	2002
SINGH GANGENDEEP	03330 S 28TH ST 203	786.24	2002
SLAUGHTER JULIAN % LOUIS SLAUGHTER	00324 N PAYNE ST	2,883.33	2002
SMALLS, JANNIE	00213 WESMOND DR	1,561.44	2002
SMITH TERRY F	00449 CLAYTON LA	1,911.05	2002

CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES
 AS OF 06/30/03

Owner Name	Parcel Address	Delinquent Amount	Tax Year
SMITH, RICHARD H II OR SARA M LARCH	02121 JAMIESON AV 504	2,643.84	2002
SMITH, WM H., ETALS	01309 E ABINGDON DR 3	639.18	2002
SNEIDER JEFFREY C	00523 DUKE ST	3,981.75	2002
SOLOVYOV VERA	00107 S LEE ST	10,232.91	2002
SOLOVYOV VERA	00000 1/2 SWIFTS AL	4,629.22	2002
SOMEN LEYLA I TR	00623 S WASHINGTON ST K-1	1,756.16	2002
SPINA PAUL R OR MARY T	00105 MONCURE DR	2,248.18	2002
SPINA PAUL R OR MARY THERESA	02201 EARLY ST	2,869.96	2002
SPITALERI PATRICIA G	05911 EDSALL RD 1208	436.80	2002
STAFFORD BOBBY B OR MARY R	01026 QUEEN ST	1,907.75	2002
STAFFORD BOBBY B OR MARY R	00924 QUEEN ST	4,006.88	2002
STAMMEYER EUGENE C OR IMOGENE C	00419 TIMBER BRANCH PY	3,853.17	2002
STAMMEYER EUGENE C OR IMOGENE C	00641 S WASHINGTON ST E	1,256.16	2002
STAMOULES GEORGE T	06141 EDSALL RD 6141D	790.05	2002
STEPHENS LENESE N AND PERCY L	00402 CLIFFORD AV	380.32	2002
STEPHENSON BEVERLY G	03724 MARK DR	1,534.45	2002
STEPHENSON BEVERLY G	01503 DOGWOOD DR	3,617.62	2002
STEWART CLIFFORD G	04641 KEARNEY CT	280.27	2002
STEWART ESSIE D & AZZLEE WELLS	00410 N HENRY ST	1,913.41	2002
STRICKLAND THOMAS K OR BESSIE W	00017 E SPRING ST	1,875.53	2002
STYLIANOUDIS STEVE OR VALLERAY V	00045 E REED AV	599.61	2002
SWANN, MARY BELLE BOYD & W E BOYD JR TR	00714 A W GLEBE RD	1,650.81	2002
SYKES MARTIN OR ELLA M	00615 S HENRY ST	1,022.54	2002
TALLIUR THOMAS J OR FAY J	05340 HOLMES RUN PY 914	1,339.91	2002
TANEDO PAUL OR SUSAN	05934 MAYFLOWER CT 5934	5.51	2002
TAYLOR ANTHONY R	01225 MARTHA CUSTIS DR 1205	358.64	2002
TAYLOR ROBERT T OR DIANA L	00938 HARRISON CL	700.32	2002
TAYLOR STEVEN E	00403 N BEAUREGARD ST 201	951.93	2002
THOMAS LARRY OR EUNICE A	00547 DUNCAN AV	1,045.24	2002
THOMAS SHELLEY ANNE	05604 FILLMORE AV	3,232.78	2002

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CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES
 AS OF 06/30/03

Owner Name	Parcel Address	Delinquent Amount	Tax Year
THOMAS, ELLA F	04520 KING ST 504	593.52	2002
THOMPSON CARLA E	01107 ROYAL ST	6,004.54	2002
THREE SISTERS ENT (THE)	01221 CAMERON ST	1,260.58	2002
THREE SISTERS ENT (THE)	00205 PAYNE ST	245.20	2002
THURMAN THEODORE S	00112 A HUME AV	2,009.75	2002
TILLERSON ROBERT L OR MABLE H	00321 RAYMOND AV	3,049.82	2002
TOLSON RONALD E	05246 DAMES AV F3	846.71	2002
TOMAI, SUSAN BELL	00010 A OAK ST	101.75	2002
TRENN JONATHAN P	00004 CUSTIS AV	92.50	2002
TRUPP MARC A	00205 ALEXANDRIA AV	2,543.22	2002
TURNER RAYMOND OR BEATRICE	00507 NELSON AV	1,587.05	2002
UDASCO RUBEN D OR CARLOTA R ETALS	06008 MORGAN CT	2,485.77	2002
USREY JOHN B OR DEBRA JO	01724 CRESTWOOD DR	4,306.76	2002
VAKILI MONAVAR	05831 QUANTRELL AV T7	633.33	2002
VALLEY HOLDINGS LLC	00604 NOTABENE DR	2,647.22	2002
VALLEY HOLDINGS LLC	00602 NOTABENE DR	2,647.22	2002
VALORE FRANCES M	00801 HOWARD ST 566	1,659.80	2002
VALVERDE QUIRICO MIGUEL	00401 ARMISTEAD ST 508	392.05	2002
VILLANUEVA TEDDORO OR TERESA G	05500 HOLMES RUN PY 804	639.75	2002
VIRGA JANE M	06240 EDSALL RD 201D	944.24	2002
VIRGINIA TECH FOUNDATION INC	01021 PRINCE ST	22,971.02	2002 *
WALKER CHARLES E	00699 GLEBE RD	2,968.14	2002
WALKER, BOYD W	05500 HOLMES RUN PY 203	723.28	2002
WASHINGTON, ADRIENNE T	03413 WOODS AV	2,494.94	2002
WATKINS DAVID G X E A EST	00129 GORDON ST	50.85	2002
WELCH CRAWFORD A	00404 E ALEXANDRIA AV	2,178.97	2002
WENZEL FRIEDRICH J F	01404 ROUNDHOUSE LA 303	1,736.63	2002
WHALEN MARION M	00250 REYNOLDS ST 801	768.32	2002
WHITE ALVIN D OR LALITA T	00606 PAYNE ST	2,368.93	2002
WILCOX GLORIA HALSTEAD	00274 MURTHA ST	5,256.86	2002

* Property tax exemption by classification. Exemption request approved after June 30, 2003, as a result taxes have now been relieved.

CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES
 AS OF 06/30/03

Owner Name	Parcel Address	Delinquent Amount	Tax Year
WILKINS BOOKER T	00716 S PAYNE ST	2,070.13	2002
WILKINS BOOKER T OR DEBORAH D	00710 S PAYNE ST	1,787.52	2002
WILKINS BOOKER T OR DEBORAH D	00318 N HENRY ST	2,368.04	2002
WILLIAMS RICHARD L OR EARLENE C	00406 CLIFFORD AV	2,633.57	2002
WILLIAMS, EDITH J	01732 DOGWOOD DR C-7	1,393.86	2002
WILLIS, GLENN D	00039 FT WILLIAMS PY	3,401.80	2002
WILSON CORA G	00910 N COLUMBUS ST	1,592.25	2002
WILSON RITA T	00203 YOAKUM PY 1725	2,101.71	2002
WILSON, ETTA T	06301 STEVENSON AV 1202	1,373.33	2002
WINSTON LARRY S	00611 N ALFRED ST	279.93	2002
WOOD ROBERT A	00216 E MT IDA AV	720.54	2002
WOODY ERNEST C OR HAROLD T	00028 W GLENDALE AV	1,635.38	2002
WOODY ERNEST C OR HAROLD T	00026 W GLENDALE AV	4,309.29	2002
WRENCH MICHAEL PAUL OR TRISTAN DARBY PETERSON-	00002 ANCELL ST	360.53	2002
WYNNNE HAL G JR OR CYNTHIA A	00806 CHALFONTE DR	224.86	2002
YALCIN BILGEHAN	00230 ASPEN ST	2,104.84	2002
YOUNG MARK HENRY	02908 HICKORY ST	2,061.14	2002
YOUNG REBECCA A OR VIRGINIA G YOUNG	03332 VALLEY DR 808	528.18	2002
ZIEG KERMIT C JR OR TONI H JEFFRIES	06101 EDSALL RD 1207	688.29	2002
ZURITA, RODRIGO E OR MONICA J	05801 QUANTRELL AV 210	526.92	2002

		1,236,087.23	

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CITY OF ALEXANDRIA
STATISTICAL SUMMARY OF DELINQUENT REAL ESTATE TAXES

<u>Tax Year</u> (A)	<u>Original Annual Tax Levy</u> (B)	<u>Delinquent Balance as of 06/30/02</u> (C)	<u>Delinquent Balance as of 06/30/03</u> (D)	<u>Delinquent Balance as of 09/15/03</u> (E)	<u>Current Delinquent Balance as Percentage of Original Tax Levy</u> (F)
1998	128,877,646	97,329	62,586	54,461	0.04%
1999	134,933,529	168,465	101,301	91,182	0.07%
2000	147,367,959	356,094	171,430	154,651	0.10%
2001	<u>159,769,844</u>	<u>899,712</u>	<u>304,120</u>	<u>270,689</u>	<u>0.17%</u>
Subtotal	570,948,978	1,521,600	639,437	570,983	0.10%
2002	<u>174,767,220</u>	<u>n/a</u>	<u>1,236,087</u>	<u>992,906</u>	<u>0.57%</u>
Total	745,716,198	1,521,600	1,875,524	1,563,889	0.21%

**TOP TWENTY DELINQUENT REAL ESTATE TAXPAYERS
TAX YEAR 2002 AND PRIOR
AS OF SEPTEMBER 15, 2003**

	AMOUNT OWED TAX, PENALTY REFUSE & INTEREST	TAXPAYER NAME	NUM. PARCELS
1	\$262,667	ALEX/ARL % OGDEN MARTIN SYSTEMS	3
2	\$56,662	LOLA DAVIDSON	1
3	\$33,361	ROSA B. HYMON & SARAH MACKEY	1
4	\$33,056	JULIAN SLAUGHTER % LOUIS SLAUGHTER	1
5	\$32,355	PHILLIPS PROP INC	1
6	\$24,941	BERNARD R. CORBETT	1
7	\$23,989	VERA SOLOVYOW	2
8	\$23,865	FRED B. BARRON ET UX	1
9	\$22,594	GORDON PROPERTIES	1
10	\$20,675	JOHN A. MILLSBACK	1
11	\$20,401	KAMRAN OR TAIBEH BAHRAMI	1
12	\$19,256	CHRISTOPHER D. BECNEL	1
13	\$18,596	LAURA F. EVANS OR ANNA FRERE	1
14	\$18,429	DIANE JOHNSON	1
15	\$17,780	HAJAR GHAS	1
16	\$16,407	DOUGLAS F. FOORD	1
17	\$16,222	BOBBY B. OR MARY R. STAFFORD	2
18	\$15,535	TERI OR JAMES GIBSON	1
19	\$15,330	ALICE MYERS	1
20	\$15,239	MARPECH INVESTMENT GROUP LLC	3
	\$707,360		26