

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 2, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER ⁵

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

ISSUE: Listings of Delinquent Taxes: Authorization to Advertise the Listings and Write-off Balances less than Twenty Dollars. The Code of Virginia requires the Director of Finance to 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 website; 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 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 2004, the Department of Finance tax collection efforts resulted in \$ 4.7 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 provide the following listings of delinquent taxes, as of June 30, to 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 City Hall, Suite 1600. 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 1999 through 2003 as of June 30, 2004.* These are lists of real property owners, parcel addresses and outstanding delinquent tax amounts owed by tax year as of June 30, 2004. The total of the lists, which are attached as Attachment 1, is \$1,462,848 for the last five years.
- List 2 *Listing of Delinquent Individual Personal Property Taxes for 1999 through 2003 as of June 30, 2004.* This is a list of individuals that owe personal property taxes on their vehicles as of June 30, 2004, sorted by owner's name, address, account number, tax year and outstanding delinquent tax amounts in excess of \$20. The list is 626 pages long and contains 10,711 taxpayers that owe a total of \$3,150,624 for the past five years in back taxes, penalty, interest and fees. Last year's list for the comparable period totaled \$4,363,925.
- List 3 *Listing of Delinquent Personal Property Taxes on Business Vehicles for 1999 through 2003 as of June 30, 2004.* This is a list of businesses that owe personal property taxes on their vehicles as of June 30, 2004, 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 303 taxpayers who owe a total of \$384,025 for the past five years in back taxes, penalty, interest and fees. Last year's list for the comparable period totaled \$511,819.
- List 4 *Listing of Delinquent Business Personal Property Taxes for 1999 through 2003 as of June 30, 2004.* This is a list of businesses that owe personal property taxes on business property other than vehicles as of June 30, 2004, sorted by owner's name, address and outstanding delinquent tax amounts and number of years delinquent. The list totals \$6,267,096 for the last five years.

- List 5 *Listing of Uncollected Individual Personal Property Taxes for 1999 through 2003 Amounting to Twenty Dollars or Less as of June 30, 2004.* 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, 2004. The list contains 719 taxpayer names and totals \$10,452. Bills were not sent to 415 taxpayers on the list.
- List 6 *Listing of Uncollected Personal Property Taxes for 1999 through 2003 on Vehicles Owned by Businesses Amounting to Twenty Dollars or Less as of June 30, 2004.* This is a list of businesses that owe less than \$20 in personal property tax on their vehicles as of June 30, 2004. This list is sorted by business name. The list totals contains 9 businesses and totals \$122. No bills were sent to 4 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, 2004.* This is a list of business names, account numbers and outstanding tax amounts as of June 30, 2004. The list totals \$ 427.

Summary of Real Estate Tax Collection Statistics

As of September 30, 2004, the Finance Department has collected \$815.9 million, or 99.86 percent of the real estate taxes levied for tax years 1999 through 2003. The total outstanding real estate tax delinquency as of September 30, 2004, amounted to \$1.2 million. From July 1, 2003 to September 30, 2004, an additional \$0.3 million has been collected, reducing the City's real estate tax delinquency from \$1.5 million total as of June 30, 2004 (Attachments 1 and 2). The \$1.2 million amount is lower than the \$1.5 million amount outstanding at the end of September 2003.

The "Top Twenty" delinquent real estate taxpayers comprise 36.1 percent of the total delinquency as of September 30, 2004 (Attachment 3). 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. The judicial sale remedy is available to use as leverage to obtain payment. While the City has not used this judicial sale measure for some time, the Finance Department plans to selectively use it in this fiscal year. 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 2004, the City issued 101,881 personal property tax bills for vehicles. Of the vehicles billed, 32,758 or 32.2 percent were brought into the City after July 2003. Many taxpayers leave the City without notifying the Finance Department of their change of address. As a result, 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 30, 2004, the Finance Department has collected, adjusted, or relieved \$ 88.2 million or 97.6 percent of the personal property tax levied on vehicles between 1999 and 2003.

The total outstanding personal property tax, penalty and interest on all vehicles outstanding as of June 30, 2004, was \$ 2.7 million in taxes due and \$.8 million in penalty, interest and fees for a total of \$3.5 million (total from lists 2, 3, 5 and 6). This compares to \$ 4.8 million as of June 2003. From July 1 to September 30, 2004, an additional \$.6 million of tax penalty and interest has been collected or relieved, further reducing the City's personal property tax delinquency on vehicles to \$2.9 million. It should be noted that due to vehicle owner transiency, much of this \$ 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 personal 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 and thus artificially increases the amount of outstanding taxes and reduces the City's collection rate.

In FY 2004, staff levied approximately \$7.9 million in estimated business personal property taxes to businesses that failed to file a return. Of these estimated bills, approximately 20.0 percent, or \$1.6 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.

The Finance Department has collected, adjusted, or relieved \$ 83.7 million or 97.4 percent of the business personal property tax levied between 1999 and 2003. The total outstanding business personal property tax, penalty and interest as of September 30, 2004, was \$ 2.8 million. This

compares to \$4.2 million in September 2003. From July 1, 2004 to September 30, 2004, an additional \$3.4 million has been collected or relieved, reducing the City's business personal property tax delinquency from \$6.2 million to \$2.8 million. Most of the remaining \$2.8 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, 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 to which 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 explaining 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 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.

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 that Council authorize the publication 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 that 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 website. The placement of the listings on the City's website 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, 2004, and the publication date. If the taxes are paid in full 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 website. 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 website.

FISCAL IMPACT: Delinquent tax collection efforts in FY 2004 resulted in \$4.7 million in the collection of prior year delinquent property taxes, 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 2005.

ATTACHMENTS:

Attachment 1 - *Listing of Delinquent 1999 through 2003 Real Estate Taxes as of June 30, 2004*

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, 2004.

Attachment 2 - *Statistical Summary of Delinquent Real Estate Taxes* This chart summarizes the tax amounts billed to taxpayers in tax years 1999 through 2003, and the delinquent balances as of June 30, 2003, June 30, 2004, and September 30, 2004.

Attachment 3 - *Top Twenty Delinquent Real Estate Taxpayers for Tax Years 2003 and prior as of September 30, 2004* 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 THOSE HAVE \$5 OR MORE
 AS OF 06/30/2004

Owner Name	Parcel Address	Delinquent Amount	Tax Year
109 SOUTH ALFRED STREET PARTNERS	E LINDEN ST	126.10	1999
BADIE JAMES OR VERA M	CAMERON ST	1,008.16	1999
BAHRAMI KAMRAN OR TAIBEH	W GLEBE RD	450.32	1999
BARBER MARVIN J ET AL	COLONIAL AV	1,709.43	1999
BARRON FRED B ET UX	N ALFRED ST	2,058.40	1999
BURDALL ASSOCIATES % GRUBB & ELLIS	SWANN AV	888.21	1999
CENTEX HOMES	NORFOLK LA	4,411.05	1999
CLEMMONS JAMES C OR MARILYN L	E RAYMOND AV	777.00	1999
CODJOE RODERICK K ET AL	S 28TH ST 401	384.76	1999
CORUM THURMAN OR GLORIA E	E NELSON AV	293.33	1999
EVANS, LAURA F OR ANNA L FRERE	E TAYLOR RUN PY	2,468.35	1999
FOORD F DOUGLAS	ORONOCO ST	1,999.51	1999
GUBA BEVERLY E	DUKE ST 814	61.13	1999
HUME FRANK N., TRUSTEE	MOSBY ST	106.17	1999
HYMON ROSA B & SARAH A MACKAY	PRINCESS ST	2,016.82	1999
JOHNSON, DIANE	N ALFRED ST	2,878.36	1999
KIRKBRIDE JOSEPH H JR OR CRISTINA	RYNEX DR	189.15	1999
LOMAX VIOLA B ETAL	N PEYTON ST	325.91	1999
LOOMIS DAVID W ET AL	BURGESS AV	2,085.14	1999
LOVELACE JESSIE JR OR BESSIE	JASPER PL	2,457.36	1999
LYNCH PATRICK G X PAULINE	VERMONT AV	1,591.10	1999
MAJORS, NAMIE M	E CUSTIS AV	3,420.37	1999
MARTIN JAMES C OR MATTIE M	KING ST	1,362.52	1999
MCCONNELL, DORIS A ETALS	BUCHANAN ST	1,272.58	1999
MCNEIL WILLIE OR THELMA A	CAMERON ST	1,275.75	1999
MENOZZI WALLIS W	S COLUMBUS ST 3420	1,274.16	1999
MILLSBACK, JOHN A	N EARLY ST	2,489.97	1999
MONAHAN PATRICK H TR	WYTHE ST	514.04	1999
MONAHAN PATRICK H TR	WYTHE ST	797.90	1999
MYERS, ALICE C	JEFFERSON ST	3,248.42	1999

CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES THOSE HAVE \$5 OR MORE
 AS OF 06/30/2004

Owner Name	Parcel Address	Delinquent Amount	Tax Year
OWEN JUANITA L X LYNN P	04410 DUKE ST	466.30	1999
PAPPAS JOHN C	00318 DEVERS CT	313.83	1999
PATTERSON JUSTIN P TR	05929 QUANTRELL AV T4	392.59	1999
PERMANESQUE HOMES VILLAGE INC	03121 CIRCLE HILL RD	48.79	1999
PORTNERS LANDING VENTURE LLC	00625 N ST ASAPH ST	2,946.00	1999
SLAUGHTER JULIAN % LOUIS SLAUGHTER	00324 N PAYNE ST	2,608.73	1999
THE METROPOLITAN CONDOMINIUM	01707 A PRINCE ST	8,363.67	1999
TUBBS DIANA L	00903 BASHFORD LA	1,592.75	1999
TUCKER S W ET AL	01022 WYTHE ST	760.56	1999
WATKINS DAVID G X E A EST	00129 S GORDON ST	61.69	1999
WELLS MILTON A OR AZZLEE D	01115 GIBBON ST	2,598.73	1999

		66,993.47	

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CITY OF ALEXANDRIA, VIRGINIA

DELINQUENT REAL PROPERTY TAXES THOSE HAVE \$5 OR MORE
AS OF 06/30/2004

Owner Name	Parcel Address	Delinquent Amount	Tax Year
109 SOUTH ALFRED STREET PARTNERS	E LINDEN ST	121.23	2000
BADIE JAMES OR VERA M	00025		
BAH, IBRAHIMA SADIGA	01733 CAMERON ST	1,449.22	2000
BAHRAMI KAMRAN OR TAIBEH	06301 STEVENSON AV 302	606.61	2000
BARBER MARVIN J ET AL	01015 W GLEBE RD	4,059.46	2000
BARRON FRED B ET UX	01120 COLONIAL AV	2,457.25	2000
BIGSBY LORRAINE %DEPT OF HOUSING	00632 N ALFRED ST	2,180.92	2000
BURDALL ASSOCIATES % GRUBB & ELLIS	00321 BUCHANAN ST	740.76	2000
BYRD BERNARD K ET AL	00401 R SWANN AV	3,403.55	2000
CENTEX HOMES	00243 BUCHANAN ST	1,636.64	2000
	01601 POTOMAC GREENS DR	7,660.72	2000
CLEMMONS JAMES C OR MARILYN L	00401 E RAYMOND AV	2,569.42	2000
CODJOE RODERICK K ET AL	03330 S 28TH ST 401	651.82	2000
CORBETT BERNARD R OR MARCELLA M	00123 S ROYAL ST	1,067.93	2000
CORUM THURMAN OR GLORIA E	00014 E NELSON AV	281.95	2000
EVANS, LAURA F OR ANNA L FRERE	00231 E TAYLOR RUN PY	2,385.47	2000
FOORD F DOUGLAS	01008 1/2 ORONOCO ST	1,961.56	2000
GHIAS, HAJAR	01705 CENTRE PZ 2	2,704.29	2000
GUBA BEVERLY E	04600 DUKE ST 814	604.86	2000
HAMPTON, PAUL OR ANTHONY	00359 WESMOND DR	1,491.12	2000
HERLICK JAMES E	00011 W WINDSOR AV	226.09	2000
HUME FRANK N., TRUSTEE	03002 A MOSBY ST	102.03	2000
HYMON ROSA B & SARAH A MACKAY	01216 PRINCESS ST	2,067.64	2000
JACKSON BERNARD ET AL	00119 S JORDAN ST	2,176.80	2000
JOHNSON, DIANE	00228 N ALFRED ST	2,961.58	2000
KIRKBRIDE JOSEPH H JR OR CRISTINA	00833 RYNEX DR	181.83	2000
LOMAX VIOLA B ETAL	00415 N PEYTON ST	2,737.68	2000
LOOMIS DAVID W ET AL	00230 BURGESS AV	2,015.66	2000
LOVELACE JESSIE JR OR BESSIE	00128 JASPER PL	2,374.92	2000

CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES THOSE HAVE \$5 OR MORE
 AS OF 06/30/2004

Owner Name	Parcel Address	Delinquent Amount	Tax Year
LYNCH PATRICK G X PAULINE	04410 VERMONT AV	1,578.04	2000
MAJORS, NAMIE M	00222 E CUSTIS AV	3,650.22	2000
MCCONNELL, DORIS A ETALS	00237 BUCHANAN ST	1,427.93	2000
MCNEIL WILLIE OR THELMA A	01721 CAMERON ST	1,622.54	2000
MENOZZI WALLIS W	02804 S COLUMBUS ST 3420	1,196.05	2000
MILLSBACK, JOHN A	00116 N EARLY ST	2,467.85	2000
MONAHAN PATRICK H	01022 WYTHE ST	669.59	2000
MONAHAN PATRICK H TR	01020 WYTHE ST	494.13	2000
MONAHAN PATRICK H TR	01018 WYTHE ST	767.04	2000
MYERS, ALICE C	00406 JEFFERSON ST	3,269.70	2000
NGUYEN QUANG HY OR LIENHAI N H ETALS	00203 E WINDSOR AV	108.09	2000
OWEN JUANITA L X LYNN P	04410 DUKE ST	1,823.57	2000
PAPPAS JOHN C	00318 DEVERS CT	301.69	2000
PATTERSON JUSTIN P TR	05929 QUANTRELL AV T4	750.39	2000
PERMANESQUE HOMES VILLAGE INC	03121 CIRCLE HILL RD	46.86	2000
RAMSEY, DORIS B & JOHN D	03015 MANNING ST	1,503.31	2000
RODRIGUEZ, CONCEPCION (CONCHITA) R	00205 YOAKUM PY 1012	942.04	2000
RYLAND GROUP INC (THE)	05113 DONOVAN DR	3,321.17	2000
SLAUGHTER JULIAN % LOUIS SLAUGHTER	00324 N PAYNE ST	2,699.30	2000
TUBBS DIANA L	00903 BASHFORD LA	1,690.20	2000
VAKILI MONAVAR & KAYVAN MEHR-BAKSH	05831 QUANTRELL AV T7	326.17	2000
WALKER JOHN W OR LOIS L	01120 WILKES ST	2,074.21	2000
WATKINS DAVID G X E A EST	00129 S GORDON ST	59.28	2000
WELLS MILTON A OR AZZLEE D	01115 GIBBON ST	2,610.31	2000

92,460.62			

CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES THOSE HAVE \$5 OR MORE
 AS OF 06/30/2004

Owner Name	Parcel Address	Delinquent Amount	Tax Year
109 SOUTH ALFRED STREET PARTNERS	E LINDEN ST	125.69	2001
BADIE JAMES OR VERA M	CAMERON ST	1,459.30	2001
BAH, IBRAHIMA SADIGA	STEVENSON AV 302	1,434.58	2001
BAHRAMI KAMRAN OR TAIBEH	GLEBE RD	4,233.88	2001
BARBER MARVIN J ET AL	COLONIAL AV	2,567.96	2001
BARRON FRED B ET UX	ALFRED ST	2,241.30	2001
BECNEL CHRISTOPHER D	FORDS LANDING WY	9,743.57	2001
BRAOD BAND OFFICE COMMUNICATIONS - VA, INC	PUBLIC SERVICE	495.44	2001
BRYANT CHARLES H OR ANN M REDDICK	COLONIAL AV	167.48	2001
BURDALL ASSOCIATES % GRUBB & ELLIS	SWANN AV	3,845.75	2001
BYRD BERNARD K ET AL	BUCHANAN ST	1,719.69	2001
CAMERON ASSOC LLC	CAMERON STATION BV	2,402.23	2001
CAMERON ASSOC LLC	CAMERON STATION BV	1,201.13	2001
CLEMMONS JAMES C OR MARILYN L	E RAYMOND AV	2,755.60	2001
CODJOE RODERICK K ET AL	S 28TH ST 401	661.98	2001
COMMONWEALTH ATLANTIC LAND CO	CALLAHAN ST E	5,000.49	2001
COMMONWEALTH TRANSPORTATION COMM OF VIRGINIA	S WASHINGTON ST	4,892.89	2001
CORBETT BERNARD R OR MARCELLA M	S ROYAL ST	10,006.93	2001
CORUM THURMAN OR GLORIA E	E NELSON AV	298.27	2001
EVANS, LAURA F OR ANNA L FRERE	E TAYLOR RUN PY	2,474.04	2001
FOORD F DOUGLAS	ORONOCO ST	2,290.01	2001
GARVIN EUNICE	N CLIFF ST	2,741.78	2001
GHTAS, HAJAR	CENTRE PZ 2	2,752.74	2001
GRAHAM, CHARLOTTE A	MOSBY ST	425.45	2001
GUBA BEVERLY E	DUKE ST 814	545.64	2001
HAMPTON, PAUL OR ANTHONY	WESMOND DR	1,510.91	2001
HARRISON FLOYD W JR	SEMINARY RD	65.02	2001
HERLICK JAMES E	WINDSOR AV	4,180.35	2001
HUME FRANK N TR	MOSBY ST	105.85	2001

CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES THOSE HAVE \$5 OR MORE
 AS OF 06/30/2004

Owner Name	Parcel Address	Delinquent Amount	Tax Year
HUMPHRIES KATHLEEN S	02500 LESLIE AV	3,240.52	2001
HYMON ROSA B & SARAH A MACKAY	01216 PRINCESS ST	2,214.41	2001
JACKSON BERNARD ET AL	00119 S JORDAN ST	2,308.97	2001
JOHNSON, DIANE	00228 N ALFRED ST	3,143.36	2001
JONES RODERICK D OR FREDERICK R	00511 N HENRY ST	1,582.22	2001
KHAN CHANROUTIE Y OR SYLMERRIS E	03232 S 28TH ST 303	417.46	2001
KIRKBRIDE JOSEPH H JR OR CRISTINA	00833 RYNEX DR	182.56	2001
LOWAX VIOLA B ETAL	00415 N PEYTON ST	2,807.06	2001
LOOMIS DAVID W ET AL	00230 BURGESS AV	2,052.18	2001
LOVELACE JESSIE JR OR BESSIE	00128 JASPER PL	2,478.44	2001
LYNCH PATRICK G X PAULINE	04410 VERMONT AV	1,687.69	2001
MATHEWS OAKLEY N	06300 STEVENSON AV 1109	562.42	2001
MCCONNELL, DORIS A ETALS	00237 BUCHANAN ST	1,428.68	2001
MENOZZI WALLIS W	02804 S COLUMBUS ST 3420	1,255.63	2001
METZLER DONALD M OR DIANE C	00410 FONTAINE ST	81.29	2001
METZLER DONALD M OR DIANE C	00411 THOMAS ST	61.63	2001
MILLSBACK, JOHN A	00116 EARLY ST	2,642.12	2001
MONAHAN PATRICK H	01022 WYTHE ST	671.41	2001
MONAHAN PATRICK H TR	01020 WYTHE ST	500.50	2001
MONAHAN PATRICK H TR	01018 WYTHE ST	788.58	2001
MOORE WILLIE OR WILLIE M HOLLAND	00202 CLIFFORD AV	710.06	2001
MOTEN, ALICE V	02208 RANDOLPH AV	215.60	2001
MYERS, ALICE C	00406 JEFFERSON ST	3,720.97	2001
OMEN JUANITA L X LYNN P	04410 DUKE ST	1,974.96	2001
PAPPAS JOHN C	00318 DEVERS CT	518.63	2001
PATTERSON JUSTIN P TR	05929 QUANTRELL AV T4	740.55	2001
PEARSON JOHN M	00805 N HOWARD ST 125	810.38	2001
PERMANESQUE HOMES VILLAGE INC	03121 CIRCLE HILL RD	49.01	2001
RAMSEY, DORIS B & JOHN D	03015 MANNING ST	1,499.29	2001

CITY OF ALEXANDRIA, VIRGINIA

DELINQUENT REAL PROPERTY TAXES THOSE HAVE \$5 OR MORE
AS OF 06/30/2004

Owner Name	Parcel Address	Delinquent Amount	Tax Year
RODRIGUEZ, CONCEPCION (CONCHITA) R	00205 YOAKUM PY 1012	2,017.96	2001
RYLAND GROUP INC	00467 CAMERON STATION BV	2,402.23	2001
SAHLE, MESFIN OR MEAZA ALEMAYEHU	06301 STEVENSON AV 116	853.31	2001
SLAUGHTER JULIAN % LOUIS SLAUGHTER	00324 N PAYNE ST	2,855.31	2001
SPINA PAUL R OR MARY T	00105 MONCURE DR	524.47	2001
SPINA PAUL R OR MARY THERESA	02201 N EARLY ST	1,078.19	2001
STAFFORD BOBBY B OR MARY R	01026 QUEEN ST	2,160.57	2001
STEWART ESSIE D & AZZLEE WELLS	00410 N HENRY ST	2,129.27	2001
SWANN, MARY BELLE BOYD & W E BOYD JR TR	00714 A W GLEBE RD	92.50	2001
VAKILLI MONAVAR & KAYVAN MEHR-BAKHS	05831 QUANTRELL AV T7	640.24	2001
WATKINS DAVID G X E A EST	00129 S GORDON ST	56.93	2001
WILLIS, GLENN D	00039 FT WILLIAMS PY	639.38	2001
WINSTAR WIRELESS OR VIRGINIA, LLC	PUBLIC SERVICE	15.22	2001
YOUNG MARK HENRY	HICKORY ST	1,049.20	2001

133,041.90

CITY OF ALEXANDRIA, VIRGINIA
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Owner Name	Parcel Address	Delinquent Amount	Tax Year
109 SOUTH ALFRED STREET PARTNERS	E LINDEN ST	132.56	2002
5418 DUKE ST ASSOC	DUKE ST	3,594.30	2002
ABASTO, ROBERTO	E GLEBE RD	2,117.78	2002
ALI ESMATULLAH	DUKE ST	1,017.19	2002
ALI ESMATULLAH	DUKE ST	503.76	2002
ALI ESMATULLAH	DUKE ST	1,537.22	2002
ARAUZ ROD	N ARMISTEAD ST	1,465.95	2002
ARBROS COMMUNICATIONS LICENSING CO., VA.	PUBLIC SERVICE	2,325.77	2002
BADIE JAMES OR VERA M	CAMERON ST	1,147.38	2002
BAH, IBRAHIMA SADIGA	STEVENSON AV 302	1,449.81	2002
BAHRAMI KAMRAN OR TAIBEH	W GLEBE RD	4,240.82	2002
BAILLEY MARY D OR MICHAEL E HINES	S PITT ST	2,523.54	2002
BANDINI ERNESTO F	MT VERNON AV	1,865.08	2002
BARBER MARVIN J ET AL	COLONIAL AV	2,860.50	2002
BARRON FRED B ET UX	N ALFRED ST	2,201.85	2002
BAR SOL LLC	N FAYETTE ST	4,543.25	2002
BECNEL CHRISTOPHER D	FORDS LANDING WY	10,354.52	2002
BENNETT, DOROTHY J TR	S COLUMBUS ST 3423	1,428.07	2002
BLACKBURN RANDALL W OR SCOTT C STAPLETON	FORREST ST	1,987.70	2002
BOYD MARY N	LITTLE ST	1,739.39	2002
BOYD MARY N	E CHAPMAN ST	1,936.38	2002
BRACKENS HERMAN W JR AND EILEEN MARIE	HOLLY ST	236.12	2002
BREEDING, JAMES V & DOROTHY M	E CUSTIS AV	3,242.77	2002
BTC CORP	DUKE ST 19	52.46	2002
BURDALL ASSOCIATES % GRUBB & ELLIS	SWANN AV	3,847.51	2002
BYRD BERNARD K ET AL	BUCHANAN ST	2,083.12	2002
CHEEKS FREDERICK OR MARIETTA	ASHBY ST	2,498.85	2002
CHEN, FEN	KING ST 902	855.75	2002

CITY OF ALEXANDRIA, VIRGINIA
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Owner Name	Parcel Address	Delinquent Amount	Tax Year
CLEMMONS JAMES C OR MARILYN L	E RAYMOND AV	3,064.96	2002
CODJOE RODERICK K ET AL	S 28TH ST 401	665.91	2002
COMMONWEALTH ATLANTIC LAND CO	CALLAHAN ST E	4,661.27	2002
COOPER MAYNARD R JR OR SUSAN M	N NAYLOR ST	159.19	2002
CORBETT BERNARD R OR MARCELLA M	S ROYAL ST	9,794.45	2002
CORUM THURMAN OR GLORIA E	E NELSON AV	305.12	2002
CRUZ EMMA J	N PAXTON ST	293.28	2002
DAVIS RONALD D OR MABEL R	WYTHE ST	634.57	2002
DEAKINS RAYMOND P OR CHRISTINA E BETTIT-	N PATRICK ST	1,816.16	2002
DOHERTY, CORNELIUS H JR EXEC	DUKE ST 0001	2,208.44	2002
EADS NADINE L	COWLING CT	3,131.46	2002
EGAN FRANCIS B	S PICKETT ST	92.50	2002
EGAN, TIMOTHY C OR PAMELA CLARK	N OWEN ST	532.42	2002
EVANS, LAURA F OR ANNA L FRERE	E TAYLOR RUN PY	2,610.05	2002
FARJADI YADULLAH	DUKE ST 1418	132.83	2002
FOORD F DOUGLAS	ORONOCO ST	2,202.47	2002
FOWLER LAWRENCE E OR MARY A	TRUMAN AV	456.11	2002
GAMM, PETER E	KENWOOD AV C-24	728.94	2002
GARVIN EUNICE	N CLIFF ST	2,869.07	2002
GHTAS, HAJAR	CENTRE PZ 2	2,873.78	2002
GILLES JAMES J OR CAROL A	S HENRY ST	709.27	2002
GILLESPIE STUART W	N PATRICK ST	216.54	2002
GOLDBERG JON W OR FELICIA	NOB HILL CT	94.57	2002
GRAHAM, CHARLOTTE A	MOSBY ST	1,940.71	2002
GUBA BEVERLY E	DUKE ST 814	625.23	2002
HAMPTON, PAUL OR ANTHONY	WESMOND DR	1,674.30	2002
HARDY PATRICK S	QUEEN ST	724.73	2002
HARRISON FLOYD W JR	SEMINARY RD	2,692.32	2002
HATHAWAY TIMOTHY R	N PITT ST 320	39.96	2002
HAWALD JAMES M	VALLEY FORGE DR 409	781.20	2002

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
HAYES HENRY L OR COSTELLA D	00112 E GLEBE RD	87.01	2002
HEBB, JAMES S III OR EVE LAWLER	00510 FONTAINE ST	358.46	2002
HERLICK JAMES E	00011 W WINDSOR AV	4,383.95	2002
HESS JUNE M	00510 PENDLETON ST	60.57	2002
HODGES BOYD O OR BESSIE H	03575 MARTHA CUSTIS DR 903	874.23	2002
HOLDER, SEYMORE	00110 E SPRING ST	4,402.24	2002
HOY, NANCY LEE	00325 DUKE ST	596.84	2002
HUME FRANK N TR	03002 A MOSBY ST	106.67	2002
HUMM, PETER K & SUSAN M WALTERS	05130 DUKE ST 2	2,164.39	2002
HUMPHRIES KATHLEEN S	02500 LESLIE AV	3,678.75	2002
HYLAND GERALD W OR CARMEN C	00616 S WASHINGTON ST	1,795.14	2002
HYMON ROSA B & SARAH A MACKAY	01216 PRINCESS ST	2,630.62	2002
JACKSON BERNARD ET AL	00119 S JORDAN ST	2,396.04	2002
JANG HWAN D OR HO J	05340 HOLMES RUN PY 119	12.23	2002
JOHNSON, DIANE	00228 N ALFRED ST	3,422.40	2002
JOHNSON, TROY OR LUGENIA ANN	00211 ASHBY ST	2,530.96	2002
JONES RODERICK D OR FREDERICK R	00511 N HENRY ST	2,991.78	2002
KEY NAT T OR QUEENIE E	02503 RANDOLPH AV	1,006.51	2002
KHAN CHANROUTIE Y OR SYLMERRIS E	03232 S 28TH ST 303	847.61	2002
KING, MICHAEL S	00814 CHALFONTE DR	2,583.18	2002
KIRKBRIDE JOSEPH H JR OR CRISTINA	00833 RYNEX DR	170.76	2002
KOTONIAS DONNA AND THEODORE	02802 S COLUMBUS ST 3422	702.05	2002
KOUNTZ VIOLA M C	00411 N WEST ST	1,476.70	2002
LOMAX VIOLA B ETAL	00415 N PEYTON ST	3,431.90	2002
LOOMIS DAVID W ET AL	00230 BURGESS AV	2,113.70	2002
LOVELACE JESSIE JR OR BESSIE	00128 JASPER PL	2,479.85	2002
LYNCH PATRICK G X PAULINE	04410 VERMONT AV	1,772.56	2002
MADDOX HELEN B	00205 YOAKUM PY 1023	1,779.31	2002
MADISON STREET PROPERTIES LLC	00734 N ST ASAPH ST	3,666.85	2002
MARTINEZ LUTS M	00220 EVANS LA	8.49	2002

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
MATHEWS OAKLEY N	06300 STEVENSON AV 1109	1,240.93	2002
MCCONNELL, DORIS A ETALS	00237 BUCHANAN ST	1,677.61	2002
MCSWEENEY BRIAN J OR CHRISTIANNE C	00203 YOAKUM PY 1401	544.06	2002
MENOZZI WALLIS W	02804 S COLUMBUS ST 3420	1,417.21	2002
METZLER DONALD M OR DIANE C	00410 FONTAINE ST	211.45	2002
METZLER DONALD M OR DIANE C	00411 THOMAS ST	157.19	2002
MILLSBACK, JOHN A	00116 N EARLY ST	2,709.67	2002
MONAHAN PATRICK H	01022 WYTHE ST	661.21	2002
MONAHAN PATRICK H TR	01020 WYTHE ST	493.65	2002
MONAHAN PATRICK H TR	01018 WYTHE ST	789.33	2002
MOORE WILLIE OR WILLIE M HOLLAND	00202 CLIFFORD AV	2,731.38	2002
MOTEN, ALICE V	02208 RANDOLPH AV	446.19	2002
MYERS, ALICE C	00406 JEFFERSON ST	3,872.66	2002
NELSON FRANCIS W OR ELLEN P	00401 LAVERNE AV	534.67	2002
NETWORK ACCESS SOLUTIONS, LLC	PUBLIC SERVICE	2,761.49	2002
OWEN JUANITA L X LYNN P	04410 DUKE ST	2,039.08	2002
PAPPAS JOHN C	00318 DEVERS CT	326.80	2002
PATTERSON JUSTIN P TR	05929 QUANTRELL AV T4	785.27	2002
PEARSON JOHN M	00805 N HOWARD ST 125	1,624.71	2002
PERMANESQUE HOMES VILLAGE INC	03121 CIRCLE HILL RD	69.69	2002
PHILBRICK, J ALDEN IV OR AMY D	01400 ORCHARD ST	12,145.45	2002
POTTS GEORGE G OR JOAN D	00515 S ST ASAPH ST	2,669.01	2002
RAMSEY, DORIS B & JOHN D	03015 MANNING ST	1,580.72	2002
REILLY NOEL OR JAMES SHERWOOD	01610 PRESTON RD 801	1,148.93	2002
RICE TARSHA CLARICE	00240 N STEVENSON SQ	23.23	2002
RODRIGUEZ, CONCEPCION (CONCHITA) R	00205 YOAKUM PY 1012	2,140.08	2002
ROSE, NAOMI A	00109 E MASON AV	3,487.55	2002
SAHLE, MESFIN OR MEAZA ALEMAYEHU	06301 STEVENSON AV 116	1,381.97	2002
SHK LLC	04600 DUKE ST 718	614.39	2002

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
SILVERA MARIA S	00041 ANCELL ST	699.12	2002
SLAUGHTER JULIAN % LOUIS SLAUGHTER	00324 N PAYNE ST	3,052.18	2002
SMITH TERRY F	00449 CLAYTON LA	2,037.00	2002
SMITH, WM H., ETALS	01309 E ABINGDON DR 3	675.00	2002
SPINA PAUL R OR MARY T	00105 MONCURE DR	2,373.37	2002
SPINA PAUL R OR MARY THERESA	02201 EARLY ST	3,029.75	2002
STAFFORD BOBBY B OR MARY R	01026 QUEEN ST	2,013.96	2002
STEWART ESSIE D & AZZLEE WELLS	00410 N HENRY ST	2,028.26	2002
STRICKLAND THOMAS K OR BESSIE W	00017 E SPRING ST	1,997.92	2002
SWANN, MARY BELLE BOYD & W E BOYD JR TR	00714 A W GLEBE RD	1,742.75	2002
TAYLOR STEVEN E	00403 N BEAUREGARD ST 201	1,004.94	2002
THOMPSON CARLA E	01107 N ROYAL ST	6,338.87	2002
THURMAN THEODORE S	00112 A HUME AV	2,129.95	2002
TOLSON RONALD E	05246 DAWES AV F3	897.03	2002
USREY JOHN B OR DEBRA JO	01724 CRESTWOOD DR	2,202.32	2002
VAKILI MONAVAR	05831 QUANTRELL AV T7	668.59	2002
VALORE FRANCES M	00801 N HOWARD ST 566	1,752.22	2002
VILLANUEVA TEODORO OR TERESA G	05500 HOLMES RUN PY 804	681.91	2002
WATKINS DAVID G X E A EST	00129 S GORDON ST	53.68	2002
WELCH CRAWFORD A	00404 E ALEXANDRIA AV	2,304.61	2002
WILLIS, GLENN D	00039 FT WILLIAMS PY	3,591.21	2002
WILSON RITA T	00203 YOAKUM PY 1725	1,655.73	2002
WILSON, ETTA T	06301 STEVENSON AV 1202	1,402.60	2002
WOOD ROBERT A	00216 E MT IDA AV	768.03	2002
YOUNG MARK HENRY	02908 HICKORY ST	2,184.22	2002
ZIEG KERMIT C JR OR TONI H JEFFRIES	06101 EDSALL RD 1207	733.64	2002
		271,516.71	

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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	189.58	2003
3131 MOUNT VERNON AVENUE LLC	03131 MT VERNON AV 004B	1,736.49	2003
360NETWORKS(USA) OF VA-ATTN:TX DIR.	PUBLIC SERVICE	303.84	2003
5418 DUKE ST ASSOC	05418 DUKE ST	7,577.65	2003
ABASTO, ROBERTO	00130 E GLEBE RD	2,749.90	2003
ADAM BRIAN D OR HARRIET M	02966 S COLUMBUS ST 3247	899.76	2003
ALI ESMATULLAH	03030 DUKE ST	1,770.95	2003
ALI ESMATULLAH	03024 DUKE ST	1,447.05	2003
ALI ESMATULLAH	03020 DUKE ST	3,328.87	2003
ALI SHARAFELDIN OR ABOBAKAR HANAN	00307 YOAKUM PY 707	38.60	2003
ALI, ZAHRA BINT MOHAMMED BIN	00505 N ARMISTEAD ST 301	1,070.22	2003
ALLEGANCE TELECOM OF VIRGINIA INC.	PUBLIC SERVICE	1,392.92	2003
ALLEN MARGARET	02704 DARTMOUTH RD 4	1,812.84	2003
AMERICAN CONSERVATIVE UNION FOUNDATION	01009 CAMERON ST	4,657.81	2003
ANDERSON MURPHY J OR JULIA M	00219 LYNHAVEN DR	2,009.62	2003
ANDERSON, KEITH A OR NORELL I	00425 CAMERON ST	108.81	2003
ARAUZ ROD	00614 N ARMISTEAD ST	3,241.40	2003
ARBETTER ROBERT L	01633 KENWOOD AV B-16	1,059.28	2003
ARMSTRONG LEONARD OR BRENDA	00310 A BELLEFONTE AV	92.50	2003
ATKINS, FRANK G OR ANGELA FABRIZI	00715 S WASHINGTON ST B-13	2,072.50	2003
BAH, IBRAHIMA SADIGA	06301 STEVENSON AV 302	1,963.09	2003
BAHRAMI KAMRAN OR TAIBEH	01015 W GLEBE RD	4,428.60	2003
BATG AKHTAR & PURHAIN AKHTAR	05402 BARRISTER PL	1,622.29	2003
BATLEY MARY D OR MICHAEL E HINES	00420 S PITT ST	8,181.09	2003
BATRES BETIS ET AL	00905 FIRST ST	1,532.98	2003
BAKER, RICHARD L OR LISA A	04944 EISENHOWER AV B	1,054.45	2003
BAKER, RICHARD L OR LISA A	04944 EISENHOWER AV A	1,054.45	2003
BALLARD JOY	00004 CANTERBURY SQ 301	1,250.02	2003
BANDINI ERNESTO F	02309 MT VERNON AV	2,615.77	2003
BARBER MARVIN J ET AL	01120 COLONIAL AV	3,397.67	2003

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
BARRON FRED B ET UX	00632 N ALFRED ST	2,907.51	2003
BAR SOL LLC	00518 N FAYETTE ST	4,987.71	2003
BAUM, CHARLES A	00307 YOAKUM PY 922	1,038.13	2003
BECNEL CHRISTOPHER D	00730 FORDS LANDING WY	10,633.08	2003
BEITH, PATRICIA A	00610 N WEST ST 603	2,178.17	2003
BEKOE EMMANUEL O OR MENSITH GEORGINA	05801 QUANTRELL AV 210	717.27	2003
BENNETT DEBORAH D	00312 S COLUMBUS ST	2,956.41	2003
BENNETT, DOROTHY J TR	02802 S COLUMBUS ST 3423	1,761.09	2003
BLACKBURN RANDALL W OR SCOTT C STAPLETON	00002 B FORREST ST	3,270.97	2003
BOATMAN BILLY J OR C AGNES	00110 E HOWELL AV	904.30	2003
BOK LEI PROP INC	00201 LAVERNE AV	132.01	2003
BONITT MURRAY M	01313 CLEVELAND ST	2,297.60	2003
BONITT MURRAY M OR MARGARET A	01310 CLEVELAND ST	2,560.69	2003
BOSTETTER JONATHAN A	02711 GEORGE MASON PL	635.13	2003
BOWDEN RODNEY E	00501 SLATERS LA 921	56.94	2003
BOYD MARY N	00902 LITTLE ST	3,805.31	2003
BOYD MARY N	00028 E CHAPMAN ST	4,515.91	2003
BRACKENS HERMAN W JR AND EILEEN MARIE	02715 HOLLY ST	1,438.53	2003
BRACKENS HERMAN W JR AND EILEEN MARIE	02801 HOLLY ST	306.68	2003
BRANNIGAN RUTH M	00012 AUBURN CT 12A	429.71	2003
BRASWELL HARRY A OR SUE B	00312 CALVERT AV	108.50	2003
BREEDING, JAMES V & DOROTHY M	00321 E CUSTIS AV	7,327.62	2003
BROWN HERBERT L OR SHEILA M	00410 HOWELL AV	164.97	2003
BROWN MARY LEASE	02504 RANDOLPH AV	67.28	2003
BTC CORP	02839 DUKE ST 19	1,842.20	2003
BURDALL ASSOCIATES % GRUBB & ELLIS	00401 R SWANN AV	3,842.40	2003
BURNETTE MAHLON A III OR SHERYL P RUTLEDGE	03250 VALLEY DR 818	132.53	2003
BUTLER, ESTELLE E OR RONALD JEFFRI	01314 MARTHA CUSTIS DR 1314	777.68	2003
BYRD BERNARD K ET AL	00243 BUCHANAN ST	2,506.18	2003
CARBALLO HUGO H OR SILVIA A	03304 LANDOVER ST	1,378.77	2003

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
CARPENTER ISABELLE E	04520 KING ST 502	1,054.51	2003
CASSILLY HELEN K	00501 N ARMISTEAD ST 301	618.16	2003
CHADSEY ALAN B OR JULIANNE V	04209 HATTON CT	56.21	2003
CHAMBERS GLORIA ET AL	00307 CLIFFORD AV	4,137.59	2003
CHAN LAURENCE S N OR LINDA H WANG	03512 MARTHA CUSTIS DR 315	815.75	2003
CHEEKS FREDERICK OR MARIETTA	00305 ASHBY ST	3,029.45	2003
CHEN, FEN	04520 KING ST 902	1,082.54	2003
CHOI, KYONG JA	00207 COMMERCE ST	195.28	2003
CLARK CHIQUITA M	00200 PICKETT ST 805	1,055.65	2003
CLARK, STEPHEN R	00019 AUBURN CT 19B	1,230.31	2003
CLAUSSEN MARTIN P JR	00906 ENDERBY DR	806.37	2003
CLEMMONS JAMES C OR MARILYN L	00401 E RAYMOND AV	3,502.50	2003
CODJOE RODERICK K ET AL	03330 S 28TH ST 401	748.78	2003
COLLAS GENEVIEVE	00401 N ARMISTEAD ST T3	599.57	2003
COLLING NICK A OR SUSAN M	00417 HUME AV	1,372.52	2003
COMMONWEALTH ATLANTIC LAND CO	00150 CALLAHAN ST E	4,656.45	2003
CONY MOSE JR OR MINNIE L	01300 ORONOCO ST	3,303.83	2003
COONTZ ROBERT J JR	01809 PRESTON RD 302	183.78	2003
COOPER MAYNARD R JR OR SUSAN M	00602 N NAYLOR ST	3,700.64	2003
CORBETT BERNARD R OR MARCELLA M	00123 S ROYAL ST	10,227.90	2003
CORUM THURMAN OR GLORIA E	00014 E NELSON AV	432.29	2003
COVERT, HARRY M JR OR PATRICIA S	03802 USHER CT	3,217.64	2003
CREED GEO W OR LORETTA	00140 N GLADDEN ST	692.83	2003
CRUZ EMMA J	00524 N PAXTON ST	3,748.81	2003
CRYMES, CAROL ANN & RITA	00712 PUTNAM PL	4,805.33	2003
DAMIANI ANTONIO OR DONNA	00604 CAMERON ST	3,355.97	2003
DAMIANI ANTONIO OR DONNA A	01112 FIRST ST	12,397.63	2003
DAMIANI ANTONIO OR DONNA G	00410 E NELSON AV	2,723.29	2003
DAVIS LOIS ANN	03407 WOODS AV	2,392.94	2003

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DAVIS MAUREEN D	00205 YOAKUM PY 824	962.52	2003
DAVIS MONIQUE M WILEY	00301 N BEAUREGARD ST 1510	510.00	2003
DAVIS RONALD D OR MABEL R	01329 WYTHE ST	2,534.51	2003
DE GRAAF, MARLENE L	01604 RAPON PL 839	1,123.94	2003
DEAKINS RAYMOND P OR CHRISTINA E BETTI-	00327 N PATRICK ST	3,980.34	2003
DEAL FRANK M III	00209 E GLEBE RD 209C	833.77	2003
DEBOLT, DONALD J OR JANET R	06301 STEVENSON AV 1204	20.08	2003
DEWEY CHARLES	01808 PRESTON RD 201	839.91	2003
DIAZ FELIX R OR CANDIDA	00211 ADAMS AV	389.70	2003
DICKERSON CHARLES R OR MYRA J	00222 E SPRING ST	338.17	2003
DONNELLY DAN OR PATRICIA CLARKSON	00520 N FAYETTE ST	382.97	2003
DONNELLY KATHLEEN	06101 EDSALL RD 401	1,698.27	2003
DUKE ENTERPRISES INC	01707 DUKE ST	7,028.99	2003
DUNCAN JOHN D JR	00236 W TAYLOR RUN PY 5	1,822.68	2003
DUXON DAVID J OR LEEANN	05500 HOLMES RUN PY 3	1,117.02	2003
EADS NADINE L	05844 COWLING CT	3,349.78	2003
EAST MASON ANCHOR L P	00218 E MASON AV	1,166.24	2003
EGAN FRANCIS B	00309 S PICKETT ST	3,334.64	2003
EGAN, TIMOTHY C OR PAMELA CLARK	00485 N OWEN ST	3,721.69	2003
EVANS, LAURA F OR ANNA L FRERE	00231 E TAYLOR RUN PY	2,988.81	2003
FANNON THOMAS J	00025 E TAYLOR RUN PY	1,598.07	2003
FARID ARDESHIR OR SIMIN	00205 YOAKUM PY 1110	919.69	2003
FARJADI YADULLAH	04600 DUKE ST 1418	758.64	2003
FISHER MANEDA	00508 N PAYNE ST	3,049.15	2003
FLYNN CHRISTOPHER T OR LISA S	00401 N ARMISTEAD ST 510	1,461.85	2003
FOORD F DOUGLAS	01008 1/2 ORONOCO ST	2,690.54	2003
FORTE, ERNESTINA ET AL	01603 PRINCESS ST	2,693.23	2003
FOWLER LAWRENCE E OR MARY A	05314 TRUMAN AV	3,685.62	2003
FUENTES OMAR SALVADOR	00604 N ARMISTEAD ST	7.49	2003
FUNN CARLTON A OR JOAN B	05121 HOLMES RUN PY	3,593.49	2003

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
GALLMAN MARION J OR ARNISHER	E TAYLOR RUN PY	954.05	2003
GAMM, PETER E	KENWOOD AV C-24	1,816.51	2003
GARVIN EUNICE	N CLIFF ST	3,575.02	2003
GARVIN, DERRICK R & LARRY G	EVANS LA	812.82	2003
GEBRESELASSIE MESERET	DUKE ST 603	28.82	2003
GEBRIEL TERSIT WOLDE	VALLEY FORGE DR 104	485.22	2003
GENDERS, ANNA ROSE	YOAKUM PY 1614	1,784.25	2003
GHIAS, HAJAR	CENTRE PZ 2	2,795.59	2003
GIBBINS, JENNIFER	PENDLETON ST	4,026.99	2003
GIBSON JAMES L OR LAVASSA J	EDISON ST	1,738.25	2003
GILES JAMES J OR CAROL A	S HENRY ST	3,210.47	2003
GILLESPIE STUART W	N PATRICK ST	591.13	2003
GOLD CRUST BAKING CO INC	E MONROE AV	9,041.93	2003
GOLDBERG JON W OR FELICIA	NOB HILL CT	4,089.57	2003
GORDON PROPERTIES LLC	DUKE ST 0001	21,123.32	2003
GRAHAM, CHARLOTTE A	MOSBY ST	2,774.66	2003
GRAUMANN DANIEL ET AL	MT VERNON AV	357.11	2003
GRAUMANN DANIEL ET AL	MT VERNON AV	148.97	2003
GREGORY K PETERSON	N PAYNE ST	92.50	2003
GRENADIER, JANICE WOLK	W SPRING ST	2,696.46	2003
GRIFFIN JOHN W OR CAROLYN J	NORTH VIEW TR	4,720.36	2003
GROSS TAE YOON	YOAKUM PY 504	785.07	2003
GUBA BEVERLY E	DUKE ST 814	745.08	2003
GURSKI, JOHN	COMMONWEALTH AV 3305C	409.10	2003
HADDOX, ANNE R OR ALLEN K	N HOWARD ST 148	977.09	2003
HALL INVESTMENT PROP LC	S PICKETT ST 212	796.58	2003
HALL INVESTMENT PROP LC	S PICKETT ST 221	685.89	2003
HALLORAN CAROL ANN	CANTERBURY SQ 202	971.82	2003
HAMPTON, PAUL OR ANTHONY	WESMOND DR	2,187.08	2003
HARBIN, LAWRENCE OR HELEN A	MAPLEWOOD PL	92.50	2003

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 DELINQUENT REAL PROPERTY TAXES THOSE HAVE \$5 OR MORE
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Owner Name	Parcel Address	Delinquent Amount	Tax Year
HARDY PATRICK S	00520 QUEEN ST	442.13	2003
HARRISON FLOYD W JR	05183 SEMINARY RD	3,350.87	2003
HARRISON HOLDINGS LLC	01008 WYTHE ST	1,652.86	2003
HATHAWAY TIMOTHY R	00801 N PITT ST 320	564.04	2003
HAWALD JAMES M	05250 VALLEY FORGE DR 409	1,001.25	2003
HEBB, JAMES S III OR EVE LAWLER	00510 FONTAINE ST	7,161.24	2003
HENDERSON DOUGLAS M	01712 W ABINGDON DR 102	807.30	2003
HENDRICKS JAMES L OR EVELYN M	00529 E LURAY AV	3,072.70	2003
HENSON KELLY	06301 STEVENSON AV 817	1,956.91	2003
HERGENROEDER HELEN J	03824 1/2 ELBERT AV	165.37	2003
HERLICK JAMES E	00011 W WINDSOR AV	5,017.16	2003
HESS, STEPHEN B	00659 S COLUMBUS ST	62.68	2003
HILL DIAHANN L AND WILLIAM HENRY TRS	03420 GUNSTON RD 733	839.91	2003
HODGES BOYD O OR BESSIE H	03575 MARTHA CUSTIS DR 903	2,290.66	2003
HOLDER, SEYMORE	00110 E SPRING ST	5,390.08	2003
HOLSINGER, JOHN W JR	00120 N ALFRED ST	4,369.37	2003
HOY, NANCY LEE	00325 DUKE ST	3,583.76	2003
HUE STEVE K OR NIELSEN-HUE STARR J	02181 JAMIESON AV 2107	2,016.43	2003
HUGHES JOHN DAVID	00904 ST STEPHENS RD	3,777.09	2003
HUME FRANK N TR	03002 A MOSBY ST	131.37	2003
HUME ROBERT R	00307 YOAKUM PY 1114	1,082.85	2003
HUMM, PETER K & SUSAN M WALTERS	05130 DUKE ST 2	2,947.08	2003
HUMPHREY SCOTT C TR & E SEMONTIAN JR TR	04520 DUKE ST	919.96	2003
HUMPHREY SCOTT C TR & E SEMONTIAN JR TR	04510 DUKE ST	5,875.65	2003
HUMPHRIES KATHLEEN S	02500 LESLIE AV	3,917.36	2003
HUNT ETHEL M ESTATE OF	00001 W BELLEFONTE AV	5,619.13	2003
HUNT, ROBERT S & ALSTON B SHIELDS ETUX	00926 SECOND ST	1,528.76	2003
HYLAND GERALD W OR CARMEN C	00616 S WASHINGTON ST	3,784.52	2003
HYMON ROSA B & SARAH A MACKAY	01216 PRINCESS ST	2,860.71	2003
IGLESIAS, RICARDO A & OSCAR A	00209 N GORDON ST	66.19	2003

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
INTERNATIONAL ASSN OF REFRIGERATED WAREHOUSES	S PEYTON ST 2A	7,764.83	2003
IRP1 PARTNERSHIP	BASHFORD LA	1,316.85	2003
ISLEN ARCHIE J JR OR JULIA A	EDISON ST	989.63	2003
JACKSON BERNARD ET AL	JORDAN ST	2,683.38	2003
JAMES LISA AND MUDD EDNA J	EARL ST	998.36	2003
JAMES WELDON B OR MARGARET E	SOUTH VIEW TR	271.79	2003
JANG HWAN D OR HO J	HOLMES RUN PY 119	991.39	2003
JARVIS THOMAS LEWIS	SKYHILL RD 6-105	1,562.81	2003
JBN REALTY INVESTMENT INC	DALE ST	963.65	2003
JEMALS CAYRE KINKOS LLC	S WASHINGTON ST	1,140.33	2003
JENKINS PAMELA J	N ARMISTEAD ST 202	1,128.08	2003
JOHNSON GERALD K OR PALMER- JOHNSON C ELIZABETH	JAMIESON AV 911	1,235.28	2003
JOHNSON, DIANE	N ALFRED ST	3,536.83	2003
JOHNSON, TROY OR LUGENTIA ANN	ASHBY ST	3,671.71	2003
JONES OSCAR OR MARY E	EVANS LA	51.12	2003
JONES RODERICK D OR FREDERICK R	N HENRY ST	3,797.70	2003
JONES THOMAS O JR	N VAN DORN ST PH03	832.67	2003
JONES, H KEITH OR LYNN R	MONCURE DR	4,269.60	2003
KABA AICHA CLAIRE	N BEAUREGARD ST 1418	292.33	2003
KEMP, NANCY JO	S COLUMBUS ST	1,479.74	2003
KERIG, GEORGE R OR LESLIE M	WAYNE ST	530.79	2003
KERRIGAN MAUREEN F	WATERFORD PL	386.55	2003
KETTLE JANIS B	HUDSON ST	101.66	2003
KEY NAT T OR QUEENIE E	RANDOLPH AV	3,190.91	2003
KHAN CHANROUTIE Y OR SYLMERRIS E	S 28TH ST 303	954.44	2003
KING ANNE J	S ROYAL ST	1,366.47	2003
KING, MICHAEL S	CHALFONTE DR	5,587.33	2003
KIRKBRIDE JOSEPH H JR OR CRISTINA	RYNEX DR	206.37	2003
KIRKES BRYAN B OR LORIE GREEN	CATT'S TAVERN DR	176.42	2003
KOTONIAS DONNA AND THEODORE	S COLUMBUS ST 3422	1,746.30	2003

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
KOUNTZ VIOLA M C	00411 N WEST ST	3,384.74	2003
KOVAL FRANK ANDREW	03717 INGALLS AV 38	2,698.30	2003
KWON JONG N AND SONG S	00050 S PICKETT ST 26	1,726.61	2003
KYE FLOYD C	00812 DUKE ST	2,495.54	2003
LAL AMRIT	05227 SEMINARY RD	3,626.72	2003
LEON JESUS SALVADOR	00493 N ARMISTEAD ST T1	1,070.22	2003
LIPSCOMB LINZY L OR ERNESTINE O	00424 EARL ST	1,217.61	2003
LOCKE DANIEL D JR OR DOROTHY	01500 KING ST 3-D	3,758.64	2003
LOMAX VIOLA B ETAL	00415 N PEYTON ST	4,107.02	2003
LOOMIS DAVID W ET AL	00230 BURGESS AV	2,892.73	2003
LOVELACE JESSIE JR OR BESSIE	00128 JASPER PL	2,572.55	2003
LUCAS CONNIE	01223 QUEEN ST	1,228.27	2003
LUCAS FAMILY LP LLP	00108 SHOOTER'S CT	1,786.64	2003
LUMPKIN, VICTORIA P	06300 STEVENSON AV 506	50.22	2003
LYNCH PATRICK G X PAULINE	04410 VERMONT AV	1,971.70	2003
MADDOX HELEN B	00205 YOAKUM PY 1023	2,193.37	2003
MADISON STREET PROPERTIES LLC	00734 N ST ASAPH ST	7,730.37	2003
MARCHANT, CARON V	01800 F DE WITT AV 1800F	431.45	2003
MARQUINA EDMUNDO D OR THERESA L	00308 WESMOND DR	49.54	2003
MARSETT MARGARET A	00207 UHLER TR	5,868.13	2003
MARSHALL, GEORGE C OR MYRTLE B ETAL	00209 WESMOND DR	1,048.36	2003
MARSHALL, JACK A JR OR GRACE	02707 WESTMINSTER PL	2,891.15	2003
MARTIN WM E X ELEANOR L	00525 PAYNE ST	895.17	2003
MARTIN, JANETT P	00614 PAYNE ST	187.53	2003
MARTINEZ LUIS M	00220 EVANS LA	2,236.47	2003
MASSJOUNI MEHRAN	00205 YOAKUM PY 1406	1,669.98	2003
MATHEWES OAKLEY N	06300 STEVENSON AV 1109	1,615.80	2003
MAXWELL SORAYA C	00268 CAMERON STATION BV	78.55	2003
MCCONNELL, DORIS A ETALS	00237 BUCHANAN ST	2,050.12	2003
MCDONALD JOHN F OR ODELLA P	01106 COLONIAL AV	3,458.86	2003

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
MCNEIL LARRY A & THORNE A GRAHAM	00030 CANTERBURY SQ 102	6.70	2003
MCSWEENEY BRIAN J OR CHRISTIANNE C	00203 YOAKUM PY 1401	1,451.98	2003
MCVOY JEAN M & DONALD H PRATT	00010 FORREST ST	383.03	2003
MEHARI, YEMANE	05250 VALLEY FORGE DR 506	364.46	2003
MENOZZI WALLIS W	02804 S COLUMBUS ST 3420	1,746.30	2003
METZLER DONALD M OR DIANE C	00410 FONTAINE ST	181.75	2003
METZLER DONALD M OR DIANE C	00411 THOMAS ST	181.75	2003
MEYER MARIE L	00801 N PITT ST 620	568.99	2003
MILLER MICHAEL J	00105 N ALFRED ST	5,144.41	2003
MILLSBACK, JOHN A	00116 N EARLY ST	2,940.91	2003
MITCHELL NESBY JR OR DIANE LEE	02103 N EARLY ST	1,937.69	2003
MONAHAN PATRICK H	01022 WYTHE ST	841.00	2003
MONAHAN PATRICK H TR	01020 WYTHE ST	1,811.59	2003
MONAHAN PATRICK H TR	01018 WYTHE ST	2,248.78	2003
MONROE MARY CHLOE	05500 HOLMES RUN PY 116	1,122.82	2003
MOORE MARILYN B ET AL	00212 N PATRICK ST	1,969.91	2003
MOORE WILLIE OR WILLIE M HOLLAND	00202 CLIFFORD AV	3,211.83	2003
MORROW P TR	00112 GLEBE RD	4,080.93	2003
MOTEN, ALICE V	02208 RANDOLPH AV	633.04	2003
MYERS, ALICE C	00406 JEFFERSON ST	4,269.60	2003
NATALE, MATTHEW T OR ANN M KRAWFSKY	03401 MARTHA CUSTIS DR 966	1,123.94	2003
VAY ROBERT O	00715 S WASHINGTON ST A-23	24.08	2003
VAY ROBERT O	00715 S WASHINGTON ST A-24	24.08	2003
NELSON DEAN AND SARA J AND POTTER TIMOTHY	00807 N HOWARD ST 216	43.00	2003
NELSON FRANCIS W OR ELLEN P	00401 LAVERNE AV	3,849.76	2003
NETWORK ACCESS SOLUTIONS, -ATTN:DORNSTAUER	00731 PUBLIC SERVICE	825.08	2003
NORTON, MARK C	02615 S ALFRED ST	1,772.75	2003
CONNOR BRENDA	00020 GADSBY PL	338.14	2003
OLIVER MARY J	01307 E WALNUT ST	1,396.28	2003
MEARA STONEWALL B ETUX	01307 W BRADDOCK RD	4,485.09	2003

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ORR, JODI	S LEE ST	1,978.21	2003
OWEN JUANITA L X LYNN P	DUKE ST	2,637.83	2003
OWENDOFF ROBERT S	YOAKUM PY 1017	1,814.64	2003
OWENS JOHN A OR HATTIE L	CLIFFORD AV	4,058.76	2003
PAPPAS JOHN C	DEVERS CT	481.54	2003
PARDO JAIME P AND WILKINS SHERYL	HAWTHORNE AV	21.36	2003
PARRA VIREGINIA P	MONCURE DR	2,880.61	2003
PATTERSON JUSTIN P TR	QUANTRELL AV T4	942.14	2003
PATTERSON MARY OR RUSCH KARL D	SLATERS LA 1105	2,936.81	2003
PEACE PRESTON R	RANDOLPH AV	1,645.24	2003
PEARSON JOHN M	HOWARD ST 125	1,929.81	2003
PEDERSEN DARRYL N	ST ASAPH ST 13	1,253.68	2003
PERMANESQUE HOMES VILLAGE INC	CIRCLE HILL RD	64.17	2003
PETERS ELKE H	MARTHA CUSTIS DR 1254	826.62	2003
PETRILLI THOMAS J	BRADDOCK PL 506	1,042.35	2003
PHILBRICK, J ALDEN IV OR AMY D	ORCHARD ST	13,531.74	2003
PICKETT CENTER ASSOC LP	DUKE ST 10	3,088.13	2003
PIPPER LINDA L	N BEAUREGARD ST 801	1,013.56	2003
POLLARD ROBERT LEROY	S FAYETTE ST	2,466.63	2003
POLVINALE BONNIE B OR P O POLVINALE	S WASHINGTON ST B-22	700.96	2003
POPE, JAVONNE P	E GLEBE RD 50	459.25	2003
POTTS GEORGE G OR JOAN D	S ST ASAPH ST	4,814.07	2003
PUMPHREY LOIS J TR	S ROYAL ST	5,375.52	2003
PURDY JUDITH J	RUCKER PL	3,882.83	2003
QUINCY RONALD L	RUSSELL RD	5,675.29	2003
QUINN JOHN D OR MICHAEL	MARTHA CUSTIS DR 968	1,217.14	2003
RAMSEY, DORIS B & JOHN D	MANNING ST	2,031.90	2003
REED JAMES A OR BETTY L	S PAYNE ST	10.61	2003
REILLY NOEL OR JAMES SHERWOOD	PRESTON RD 801	2,290.66	2003

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CITY OF ALEXANDRIA, VIRGINIA
 DELINQUENT REAL PROPERTY TAXES THOSE HAVE \$5 OR MORE
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Owner Name	Parcel Address	Delinquent Amount	Tax Year
RHILINGER JAMES E OR KRISTIN MULROONEY	01138 QUAKER HILL CT	32.61	2003
RICE TARSHA CLARICE	00240 N STEVENSON SQ	1,588.70	2003
RIHANI FUAD A AND KATHERINE K	02181 JAMIESON AV 705	1,337.23	2003
RIVERPORT LAND COMPANY	00217 COMMERCE ST	52.91	2003
RIVERPORT LAND COMPANY	00219 COMMERCE ST	52.91	2003
RIVERPORT LAND COMPANY	00124 WEST ST	407.66	2003
ROBLES MARIA	05234 SEMINARY RD	1,711.12	2003
RODRIGUEZ OSCAR I OR BLANCA A	02926 HICKORY ST	254.82	2003
RODRIGUEZ, CONCEPCION (CONCHITA) R	00205 YOAKUM PY 1012	2,641.65	2003
ROEHRENBECK DAVID C OR CAROLYN B	00313 S LEE ST	9,540.56	2003
ROMERO HILDA N	04110 ULTINE AV	64.76	2003
ROSE, CLIFTON S & GLENN E	00137 DALE ST	883.24	2003
ROSE, NAOMI A	00109 E MASON AV	3,955.57	2003
ROMAN, EDMUND C & E CHARLES JR TR	03326 GUNSTON RD 732	845.49	2003
RUANO LUIS A	06153 EDSALL RD 6153C	552.90	2003
RUGOLO, ROBERT P	00200 PICKETT ST 103	669.53	2003
RUTLAND JOHNNIE R	00208 SKYHILL RD 2-208	1,998.77	2003
RUTLEDGE C WILLIAM OR MARY BETH	02906 FARM RD	6,267.14	2003
RYAL, JAMES P & JENNIFER L	02407 LESLIE AV	3,974.03	2003
RYAN GEORGE J JR OR JOYCE E	01016 PRINCE ST 5	662.89	2003
RYAN ROBERT F	00505 TOBACCO QY	2,467.65	2003
RYBURN, GLENN O JR OR LYNN K	00203 YOAKUM PY 603	929.95	2003
SAHLE, MESFIN OR MEAZA ALEMAYEHU	06301 STEVENSON AV 116	1,901.50	2003
SARAFF PRAVESH K AND PUSHPA D	00487 ARMISTEAD ST 102	948.30	2003
SCHEWE CHRISTOPHER P	03376 GUNSTON RD 737	1,123.94	2003
SCHWALB STEVEN B AND SUSAN M	04650 LAWTON WY 004	882.84	2003
SCLIPCEA NEIL J	00501 SLATERS LA 710	1,372.27	2003
SEMINARIO JAVIER	05209 BRAUNER PL	7,213.12	2003
SHACKLEFORD HELEN F	00317 WEST ST	137.32	2003
SHAFIK SHARIF M AND SALAS WILBUR	05310 SEMINARY RD	2,487.93	2003

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
SHARPE DEBRA G OR ROBERT G	03405 COMMONWEALTH AV 3405B	409.10	2003
SHELLY, DAVID H & PATRICIA L	03634 VALLEY DR 3634	22.39	2003
SHELLY, PATRICIA L & DAVID H	00932 N ASHTON ST	1,850.09	2003
SHEPHERD MICHAEL (LIFE EST)	00016 SUNSET DR	1,973.37	2003
SHINE DECLAN E OR DOLORES D	00115 S ALFRED ST	3,840.55	2003
SHIVELY RONALD OR TRACY	00510 PENDLETON ST	2,816.39	2003
SHK LLC	04600 DUKE ST 718	729.07	2003
SILVERA MARIA S	00041 ANCELL ST	2,760.74	2003
SLAUGHTER JULIAN % LOUIS SLAUGHTER	00324 N PAYNE ST	3,305.30	2003
SMITH ROBERT	00621 N ALFRED ST	159.23	2003
SMITH TERRY F	00449 CLAYTON LA	4,222.95	2003
SMITH, ROBERT D JR	00503 N ARMISTEAD ST T1	948.30	2003
SMITH, WM H., ETALS	01309 E ABINGDON DR 3	2,112.10	2003
SPALL RAIZ A	03222 S 28TH ST 201	380.08	2003
SPARKS, GREGORY C OR DORINDA R	00509 N ARMISTEAD ST 303	1,244.22	2003
SPINA PAUL R OR MARY T	00105 MONCURE DR	2,479.08	2003
SPINA PAUL R OR MARY THERESA	02201 N EARLY ST	3,222.93	2003
STAFFORD BOBBY B OR MARY R	01026 QUEEN ST	2,825.00	2003
STEWART CLIFFORD G	04641 KEARNEY CT	402.65	2003
STEWART ESSIE D & AZZLEE WELLS	00410 N HENRY ST	2,262.21	2003
STONE JAMES R & C R HAMILTON	02912 HICKORY ST	1,670.58	2003
STRICKLAND THOMAS K OR BESSIE W	00017 E SPRING ST	4,259.76	2003
SUCHATO YONGYUTH OR NOPHASTIN	00212 ASPEN ST	2,604.14	2003
SURSAW BETTE Y	06301 STEVENSON AV 917	90.65	2003
SUTHERLAND, LAURA B & HUGH A JR	00016 E HOWELL AV	303.08	2003
SWANN, MARY BELLE BOYD & W E BOYD JR TR	00714 A W GLEBE RD	2,269.59	2003
SYKES MARTIN OR ELLA M	00615 S HENRY ST	625.61	2003
TAYLOR STEVEN E	00403 N BEAUREGARD ST 201	1,201.98	2003
TESLER MARTIN H	00205 YOAKUM PY 1208	2,201.98	2003
TEWOLDE SELAMAWIT	05831 QUANTRELL AV 207	938.92	2003

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
THOMAS, ELLA F	04520 KING ST 504	388.54	2003
THOMPSON CARLA E	01107 N ROYAL ST	7,321.47	2003
THOMPSON DELMA	00215 N WEST ST	2,789.29	2003
THOMPSON ELIZABETH E ESTATE OF	00514 E WINDSOR AV	629.34	2003
THOMPSON ELIZABETH E ESTATE OF	00512 E WINDSOR AV	1,572.12	2003
THORPE MARY L & MICHELLE LYNN ET AL	00152 WESMOND DR	999.00	2003
THURMAN THEODORE S	00112 A HUME AV	2,632.90	2003
TINDER DARYL L	00413 MONTICELLO BV	230.06	2003
TOLLIVER LYDIA	05250 VALLEY FORGE DR 407	887.37	2003
TOLSON RONALD E	05246 DAWES AV F3	1,766.02	2003
TURNAGE SHIRLEY ET AL	01126 COLONIAL AV	425.89	2003
USREY JOHN B OR DEBRA JO	01724 CRESTWOOD DR	4,884.27	2003
VACCA, SHAWNA M D	02500 N VAN DORN ST 315	7.19	2003
VAKILI MONAVAR	05831 QUANTRELL AV T7	855.92	2003
VALLEY HOLDINGS LLC	00604 NOTABENE DR	5,911.37	2003
VALLEY HOLDINGS LLC	00602 NOTABENE DR	5,911.37	2003
VALORE FRANCES M	00801 HOWARD ST 566	2,044.38	2003
VARGAS GISSELLE	05801 QUANTRELL AV L4	52.22	2003
VAUGHAN ELETHIA	05340 HOLMES RUN PY 816	690.91	2003
VEENEY SHARON ANNE	00221 BUCHANAN ST	1,031.94	2003
VEGA JAIME F OR VERONICA M	00050 PICKETT ST 29	1,791.91	2003
VEGA JAIME F OR VERONICA M	00050 PICKETT ST 124	1,732.77	2003
VILLANUEVA TEODORO OR TERESA G	05500 HOLMES RUN PY 804	1,652.72	2003
WAHEEDI AHMED WAHEED	00205 YOAKUM PY 1818	790.99	2003
WALKER LEANNE C OR WASDAHL DAVID C	00223 N LEE ST	285.76	2003
WASHINGTON, ADRIENNE T	03413 WOODS AV	3,425.87	2003
WATKINS DAVID G X E A EST	00129 S GORDON ST	64.17	2003
WELT RUDOLPH A OR ENRIQUETA S	00004 CANTERBURY SQ 201	1,232.76	2003
WELCH CRAWFORD A	00404 E ALEXANDRIA AV	2,866.87	2003
WESTBROOK, JOEL W OR EVELYN W	00411 WILKES ST	2,828.70	2003

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Owner Name	Parcel Address	Delinquent Amount	Tax Year
WHALEN MARTON M	S REYNOLDS ST 801	906.17	2003
WHITE ALVIN D OR LALITA T	S PAYNE ST	1,718.45	2003
WILKERSON ANDREA	SEMINARY RD	5,575.04	2003
WILLIAMS RICHARD L OR EARLENE C	CLIFFORD AV	1,773.36	2003
WILLIS, GLENN D	FT WILLIAMS PY	3,743.50	2003
WILSON RITA T	YOAKUM PY 1725	2,737.72	2003
WILSON, ETTA T	STEVENSON AV 1202	1,963.09	2003
WINKLER BOTANICAL PRESERVE (THE)	BEAUREGARD ST	31,640.58	2003
WISE VERLON D OR DAISY R	MT VERNON AV	2,912.61	2003
WOOD ROBERT A	MT IDA AV	3,610.75	2003
YAMOTAHARI MANIJEH	BEAUREGARD ST 1110	503.95	2003
YARBOROUGH JOHN OR MARY	GORDON ST	3,375.50	2003
YONG, CHEN OR WEI-PING PENG	DUKE ST 410	738.40	2003
YOUNG MARK HENRY	HICKORY ST	2,987.58	2003
ZEGADA DANIELA G	ARMISTEAD ST 211	581.93	2003
ZIEG KERMIT C JR OR TONI H JEFFRIES	EDSALL RD 1207	1,734.00	2003

898,834.60

CITY OF ALEXANDRIA, VIRGINIA
DELINQUENT REAL PROPERTY TAXES THOSE HAVE \$5 OR MORE
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Owner Name Parcel Address Delinquent Amount Tax Year

CITY OF ALEXANDRIA
STATISTICAL SUMMARY OF DELINQUENT REAL ESTATE TAXES

Tax Year (A)	Original Annual Tax Levy (B)	Delinquent Balance as of <u>06/30/03</u> (C)	Delinquent Balance as of <u>06/30/04</u> (D)	Delinquent Balance as of <u>09/30/04</u> (E)	Current Delinquent Balance as Percentage of Original Tax Levy (F)
1999	134,933,529	101,301	66,993	66,730	0.05%
2000	147,367,959	171,430	92,461	91,839	0.06 %
2001	159,769,844	304,120	133,042	128,928	0.08%
2002	<u>174,767,220</u>	<u>1,236,087</u>	<u>271,517</u>	<u>220,799</u>	<u>0.13 %</u>
Subtotal	616,838,552	1,812,938	564,013	508,296	0.08%
2003	<u>200,189,522</u>	n/a	<u>898,835</u>	<u>653,061</u>	0.33%
Total	817,028,074	1,812,938	1,462,848	1,161,357	0.14%

**TOP TWENTY DELINQUENT REAL ESTATE TAXPAYERS
2003 TAX YEAR AND PRIOR
AS OF SEPTEMBER 30, 2004**

	AMOUNT OWED TAX, PENALTY REFUSE & INTEREST	TAXPAYER NAME	NUM. PARCELS
1	\$37,520	JULIAN SLAUGHTER % LOUIS SLAUGHTER	1
2	\$36,761	ROSA B. HYMAN & SARAH A. MACKEY	1
3	\$31,399	BERNARD R. OR MARCELLA M. CORBETT	1
4	\$31,041	CHRISTOPHER D. BECNEL	1
5	\$27,848	FRED B. BARRON ET AL	1
6	\$23,222	JOHN A. MILLSBACK	1
7	\$22,710	DIANE JOHNSON	1
8	\$22,914	LAURA F. EVANS OR ANNA L. FRERE	1
9	\$20,405	ALICE C. MYERS	1
10	\$18,943	DOUGLAS F. FOORD	1
11	\$15,984	BURDALL ASSOCIATES	1
12	\$17,750	JESSIE JR OR BESSIE LOVELACE	1
13	\$16,369	KAMRAN OR TAIBEH BAHRAMI	1
14	\$15,908	DAVID W LOMMIS ET AL	1
15	\$14,461	COMMONWEALTH ATLANTIC	1
16	\$14,182	DORIS B & JOHN D RAMSEY	1
17	\$13,951	JAMES E HERLICK	1
18	\$13,656	DORIS A MCCONNELL ETAL	1
19	\$13,168	PATRICK H. MONAHAN	3
20	\$11,232	HAJAR GHAS	1
	419,424		22

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