

City of Manassas Park, Virginia
Office of the City Assessor

Commercial & Industrial Property Ownership Transfers
January 1 through September 30, 2008

January 7, 2009

Office of the City Assessor
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Manassas Park, VA 20111
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Commercial & Industrial Property Transfers

The following commercial and industrial property ownership transfers took place in the City of Manassas Park during the period from January 1 through September 30, 2008. The source of these transfers is the Prince William County Clerk of the Courts Land Records Office.

The property transfers listed are subject to change by addition, correction, or deletion. Please refer to the most recent edition of this report. The Office of the City Assessor reserves the right to revise any Assessor Class Code, Assessor Neighborhood Code, Sales Code, and Tax Map Number as data is verified and analyzed.

The property transfers listed represent raw data that has been collected but not yet verified and analyzed for reliability for use in comparing to assessed values or as comparable sales for appraisal purposes.

The following descriptions explain the codes used in this report:

Assessor Class Code (Assr Class Code)

10	Single Family Detached Home
20	Townhome
30	Residential Condominium
40	Commercial
50	Industrial

Assessor Neighborhood Code (Assr Nghd Code)

a1	Blooms Crossing Sec. 1
a2	Blooms Crossing Sec. 2
a3	Blooms Crossing Sec. 3
a4	Blooms Crossing Sec. 4
a5	Blooms Crossing Sec. A Phase 3
a6	Blooms Crossing Sec. B
a7	Blooms Crossing Sec. C
a8	Blooms Crossing Sec. D
a9	Burns Property (a/k/a Blooms Crossing Station)
aa	Manassas Park
b1	Manassas Park Village Sec. 1 (a/k/a The Glen at White Pines)
b2	Brandy Station at Manassas Pk Village (a/k/a Cloisters at Brandy Court)
b3	Stoneridge II
b4	Stoneridge II Sec. 2
b5	Belmont Station
b6	Blooms Crossing Sec. A (except Phase 3)
b7	Manassas Park Station

c1	Outlook Condominium (a/k/a Pinewood Park)
c2	Mosby Ridge Condominium
c3	Mosby Ridge II Condominium
c4	Reserve Condominium
c5	Townes Condominium

Sales Code

A	No disqualifying circumstances
F	Sale to relative or related business
G	Deed of gift or last will and testament
H	Forced sale (auction, divorce, bankruptcy, or similar)
I	Foreclosure sale (or in lieu of foreclosure)
IA	Sale of bank-owned Property
J	Sale of partial interest
O	Miscellaneous (does not fit definition in any other category) including Quit Claims, Estate Sales, and sales between government or private tax exempt entity
P	Multi-lot sale or assemblage
Q	Subdivision of original parcel
R	Adjacent property owner is purchaser
S	Alteration, addition, new construction, renovation or other change in physical condition since last assessed

Instrument Identification Number (Instrument ID No.)

Instrument numbers are as assigned by the Prince William County Clerk of the Courts Land Records Office.

Sales Code

Sales code assigned by the Office of the City Assessor that will be used to determined qualified sales and disqualified sales for used in estimating fair market value after reviewing the conditions of each sale and verifying such data in some situations.

Sale Recordation Date (Sale Recd Date)

Sale recorded date represents the date the property transfer instrument was recorded at the Land Records Office. The date of the actual transfer instrument may be different. Property transfer records used by the Office of the City Assessor state the sale recordation date.

Tax Map Number (Tax Map No.)

Tax map numbers are as assigned by the Office of the City Assessor and used by the City's Commissioner of Revenue, Treasurer, and other departments and office.

***This report is also available upon request as an Excel file. Click [here](#) to download Microsoft Excel Viewer 2003.

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To access property record cards for properties located in the City of Manassas Park, please visit our website at <http://www.manassasparkva.gov> and click on e-Assessment Services

For additional information about the real estate assessment process please visit our City Assessor webpage at http://www.cityofmanassaspark.us/Public_Documents/ManassasParkVA_Assessor/index

City of Manassas Park, Virginia

Office of the City Assessor

All Property Transactions January 1, 2008 through September 30, 2008

(Arranged by Sale Date)

Property Location			Subdivision Name	Class	Deed Consideration	Sale Date	Tax Map No.			Nghd No.	Sales Code	Instrument ID No.	Grantor (Seller)	Grantee (Buyer)
No.	Street Name	Unit					Map	Blk	Lot					
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	8503 Euclid Ave		Commercial	40	0	1/2/2008	24	A	D		O	200801020000178	Lewis, Guy H III Tr	W R O Conner Center LLC
	8501 Centreville Rd		Commercial	40	1,900,000	2/12/2008	23	A	1		A	200802120013164	P F S Properties LLC	Abrishami-Azar, Saeid
	9208 Venture Ct	F	L & M Warehse Condo	40	255,000	2/29/2008	25	3	9208F		A	200802290018637	Hawkeye Exteriors Inc	Patten Properties LLC
	9101 Industry Dr	A	Connner Center	50	690,253	3/11/2008	18	1	38		Q	200803110022089	9101 Industry LLC	Mattos, Inc
	9101 Industry Dr	I	Connner Center	50	276,075	3/11/2008	18	3	63		Q	200803110022096	9101 Industry LLC	J & W Building LLC
	9101 Industry Dr	D	Connner Center	50	403,000	3/13/2008	18	1	38		Q	200803130022962	9101 Industry LLC	J & S Manassas Inv LLC
	9101 Industry Dr	E	Connner Center	50	910,000	3/28/2008	18	3	63		Q	200803280028609	9101 Industry LLC	White Line Constr Inc
	9108 Industry Dr		Conner 41 Condo	50	0	6/4/2008	11	4	9108		G	200806040052947	May, Gordon & Deborah	Deborah May Living Tr
	9205 Enterprise Ct	G	Conner Square Condo	50	0	8/22/2008	18	5	9205G		O	200808220081276	Terrys Plumbing Repairs Inc.	Terry, Velma
	9201A Enterprise Ct	1	Queens Court Condo	50	0	8/25/2008	18	6	9201A1		G	200808250081441	American Services Corp	Azagra LLC
	9201A Enterprise Ct	1	Queens Court Condo	50	0	9/29/2008	18	6	9201A1		G	200809290093364	American Services Corp	Azagra LLC