

City of Manassas Park, Virginia  
Office of the City Assessor

List of Sales Considered for 2011  
Residential Real Estate Assessments

Selected Sales During the Period from  
January 1 through December 31, 2010

April 15, 2011

Office of the City Assessor  
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Manassas Park, VA 20111  
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## Residential Property Sales

The following residential property ownership transfers took place in the City of Manassas Park during the period from January 1 through December 31, 2010. The source of these transfers is the Prince William County Clerk of the Courts Land Records Office.

The property transfers listed are sales that represent arm's-length transactions. Raw sales data was collected then certain types of transactions (listed below) were disqualified and many of the remaining sales were verified and analyzed for reliability for use in comparing to assessed values or as comparable sales for appraisal purposes.

### Disqualified Sales

1. Sale to relative or related business entity
2. Deed of gift or last will and testament
3. Forced sale (auction, divorce, bankruptcy, or similar)
4. Foreclosure sale (trust deed or deed in lieu of foreclosure)
5. Sale of partial interest
6. Miscellaneous (quit claims, estate sales, and sales between government or private tax exempt entity)
7. Multi-lot sale or assemblage
8. Subdivision of original parcel
9. Sale reflects alteration, addition, new construction, renovation or other change in physical condition the property since the last assessment

If you recently sold or purchased a property that you feel should be shown on this list you are encouraged to file a Sale Verification form (available from the City Assessor or on our website) that states the conditions of your sale or purchase.

A list entitled "All Residential Property Transfers January 1 through December 31, 2010" is also available.

The following descriptions explain the codes used in this report:

## Assessor Class Code (Assr Class Code)

10	Single Family Detached Home
20	Townhome (single family attached)
30	Residential Condominium

## 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 (original)
ab	Manassas Park (newer/renovations/additions)
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

## Qualified Sales Codes

A	No disqualifying circumstances
IA	Sale of bank-owned property

## Sales Code

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

## Sale Date

Sale date shown is 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 offices.

### For Additional Information

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 in general and a calendar of important assessment deadlines please visit our City Assessor webpage at [http://www.cityofmanassaspark.us/Public\\_Documents/ManassasParkVA\\_Assessor/index](http://www.cityofmanassaspark.us/Public_Documents/ManassasParkVA_Assessor/index)

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Property Location			Subdivision Name	Assr Class	Deed Consideration	Sale Date	Tax Map No.			Nghd No.	Sales Code
No.	Street Name	Unit					Map	Blk	Lot		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
1	104 Adams St		Manassas Park (original)	10	220,000	8/30/2010	3	1	1569	aa	A
2	9209 Andrew Dr		Belmont Station	20	133,555	10/27/2010	30	2	59	b5	IA
3	9222 Andrew Dr		Belmont Station	20	211,000	11/9/2010	30	2	44	b5	A
4	8638 Anna Ct		Brandy Station at Manassas Pk Village	20	121,000	12/21/2010	23	8	360	b2	A
5	9218 Arnie Ct		Blooms Crossing Sec. C	10	421,500	9/1/2010	26	4	692	a7	A
6	9221 Arnie Ct		Blooms Crossing Sec. C	10	339,000	3/24/2010	26	4	702	a7	A
7	9226 Arnie Ct		Blooms Crossing Sec. C	10	425,000	5/10/2010	26	4	696	a7	A
8	113 Baker St		Manassas Park (original)	10	130,000	9/1/2010	1	1	855	aa	A
9	148 Baker St		Manassas Park (original)	10	184,885	8/2/2010	2	1	881	aa	A
10	150 Baker St		Manassas Park (original)	10	181,000	11/2/2010	2	1	880	aa	A
11	151 Baker St		Manassas Park (original)	10	140,000	4/22/2010	1	1	874	aa	A
12	158 Baker St		Manassas Park (original)	10	110,000	10/18/2010	2	1	876	aa	IA
13	9306 Becky Ct		Blooms Crossing Sec. 1	10	285,000	9/3/2010	37	2	8	a1	A
14	9403 Black Hawk Ct		Blooms Crossing Sec A (except Phase 3)	20	235,000	5/3/2010	31	2	111	b6	A
15	9406 Black Hawk Ct		Blooms Crossing Sec A (except Phase 3)	20	222,000	2/2/2010	31	2	106A	b6	A
16	9409 Black Hawk Ct		Blooms Crossing Sec A (except Phase 3)	20	220,000	8/10/2010	31	2	114	b6	A
17	9431 Black Hawk Ct		Blooms Crossing Sec A (except Phase 3)	20	225,000	5/6/2010	31	2	125	b6	IA
18	9455 Black Hawk Ct		Blooms Crossing Sec A (except Phase 3)	20	210,000	9/13/2010	31	2	132	b6	A
19	9476 Black Hawk Ct		Blooms Crossing Sec A (except Phase 3)	20	172,000	2/16/2010	31	2	71	b6	A
20	9494 Black Hawk Ct		Blooms Crossing Sec A (except Phase 3)	20	200,000	4/27/2010	31	2	62	b6	IA
21	9304 Bradley Ct		Blooms Crossing Sec. 2	10	326,000	12/15/2010	31	3	254	a2	A
22	9307 Brandon St		Blooms Crossing Sec. 2	10	383,000	4/30/2010	31	3	211	a2	A
23	9324 Brandon St		Blooms Crossing Sec. 2	10	390,000	4/22/2010	31	3	193	a2	A
24	8624 Burnside Ct		Stoneridge II	20	137,000	5/28/2010	24	2	23	b3	A
25	127 Cabbel Dr		Manassas Park (original)	10	175,000	1/19/2010	15	1	253	aa	A
26	171 Cabbel Dr		Manassas Park (original)	10	210,000	5/4/2010	14	1	617	aa	A
27	183 Cabbel Dr		Manassas Park (original)	10	210,000	3/10/2010	14	1	623	aa	A
28	184 Cabbel Dr		Manassas Park (original)	10	212,000	2/9/2010	8	1	611	aa	A

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No.	Street Name	Unit					Map	Blk	Lot		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
29	200 Cabbel Dr		Manassas Park (original)	10	225,000	3/23/2010	8	1	568	aa	A
30	205 Cabbel Dr		Manassas Park (original)	10	149,000	4/30/2010	8	1	634	aa	A
31	235 Cabbel Dr		Manassas Park (original)	10	171,000	1/11/2010	7	2	715	aa	A
32	238 Cabbel Dr		Manassas Park (original)	10	151,000	3/22/2010	7	2	684	aa	A
33	8627 Cartwright Ct		Brandy Station at Manassas Pk Village	20	122,500	4/14/2010	23	8	337	b2	A
34	8628 Cartwright Ct		Brandy Station at Manassas Pk Village	20	130,000	8/17/2010	23	8	334	b2	IA
35	8664 Cartwright Ct		Brandy Station at Manassas Pk Village	20	124,000	11/29/2010	23	8	331	b2	A
36	114 Colburn Dr		Manassas Park (original)	10	189,500	6/30/2010	3	1	1446	aa	IA
37	118 Colburn Dr		Manassas Park (original)	10	159,000	5/11/2010	3	1	1448	aa	IA
38	135 Colburn Dr		Manassas Park (original)	10	195,000	6/28/2010	3	1	1591	aa	A
39	137 Colburn Dr		Manassas Park (newer/renovations/additions)	10	265,000	4/21/2010	3	1	1592	ab	A
40	113 Colfax Dr		Manassas Park (original)	10	153,100	4/26/2010	2	1	1182	aa	IA
41	115 Colfax Dr		Manassas Park (original)	10	155,000	11/17/2010	2	1	1181	aa	IA
42	129 Colfax Dr		Manassas Park (original)	10	212,000	5/17/2010	2	1	1243	aa	IA
43	9700 Corbett Cir		Manassas Park Station	20	258,000	6/2/2010	25	4	28	b7	A
44	9724 Corbett Cir		Manassas Park Station	20	270,000	10/19/2010	25	4	46	b7	A
45	9750 Corbett Cir		Manassas Park Station	20	263,500	3/30/2010	25	4	33	b7	IA
46	9755 Corbett Cir		Manassas Park Station	20	264,900	6/21/2010	25	4	49	b7	A
47	9763 Corbett Cir		Manassas Park Station	20	253,000	1/22/2010	25	4	55	b7	A
48	9765 Corbett Cir		Manassas Park Station	20	264,900	1/7/2010	25	4	54	b7	IA
49	9783 Corbett Pl		Manassas Park Station	20	262,500	11/29/2010	25	4	57	b7	A
50	9789 Corbett Pl		Manassas Park Station	20	264,150	3/15/2010	25	4	60	b7	IA
51	9790 Corbett Pl		Manassas Park Station	20	265,000	7/1/2010	25	4	13	b7	A
52	9798 Corbett Pl		Manassas Park Station	20	270,000	12/9/2010	25	4	9	b7	A
53	108 Courtney Dr		Manassas Park (original)	10	193,000	6/16/2010	8	1	516	aa	A
54	107 Crozet St		Manassas Park (newer/renovations/additions)	10	250,000	4/13/2010	15	1	138	ab	A
55	9210 Cynthia St		Blooms Crossing Sec. 4	10	330,000	8/2/2010	27	2	300	a4	A
56	9237 Cynthia St		Blooms Crossing Sec. 4	10	330,000	12/17/2010	27	2	326	a4	A

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No.	Street Name	Unit					Map	Blk	Lot		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
57	100 Drake Ct		Manassas Park (original)	10	207,500	5/5/2010	2	1	1266	aa	A
58	9311 East Carondelet Dr		Blooms Crossing Sec. 1	10	325,000	12/28/2010	37	2	101	a1	A
59	9700 Elzey Pl	003F	Reserve Condominium	30	161,000	6/17/2010	25	6	003F	c4	A
60	9700 Elzey Pl	201F	Reserve Condominium	30	155,000	10/28/2010	25	6	201F	c4	A
61	9700 Elzey Pl	404F	Reserve Condominium	30	140,000	11/1/2010	25	6	404F	c4	A
62	8502 Englewood Ct		Brandy Station at Manassas Pk Village	20	117,000	6/7/2010	16	3	271R	b2	A
63	8504 Englewood Ct		Brandy Station at Manassas Pk Village	20	109,000	11/23/2010	16	3	207R	b2	A
64	8524 Englewood Ct		Brandy Station at Manassas Pk Village	20	120,000	6/8/2010	16	3	260R	b2	A
65	8528 Englewood Ct		Brandy Station at Manassas Pk Village	20	128,000	9/28/2010	16	3	258R	b2	A
66	106 Evans St		Manassas Park (newer/renovations/additions)	10	220,000	3/22/2010	15	1	130	ab	A
67	110 Evans St		Manassas Park (original)	10	165,000	3/29/2010	15	1	132	aa	A
68	132 Evans St		Manassas Park (original)	10	150,000	6/10/2010	15	1	283	aa	A
69	142 Evans St		Manassas Park (original)	10	168,000	5/11/2010	15	1	278	aa	A
70	118 Forrest St		Manassas Park (original)	10	179,000	8/9/2010	15	1	321	aa	A
71	118 Forrest St		Manassas Park (original)	10	90,100	1/25/2010	15	1	321	aa	IA
72	8512 General Way		Brandy Station at Manassas Pk Village	20	119,000	5/7/2010	23	9	424	b2	A
73	9217 Greenshire Dr		Blooms Crossing Sec. B	10	151,000	8/19/2010	31	4	433	a6	A
74	9217 Greenshire Dr		Blooms Crossing Sec. B	10	299,000	11/19/2010	31	4	433	a6	A
75	9227 Greenshire Dr		Blooms Crossing Sec. B	10	284,500	9/28/2010	31	4	428	a6	A
76	8605 Hamilton Ct		Stoneridge II Sec. 2	20	124,000	9/7/2010	23	7	3	b4	A
77	9710 Handerson Pl	002E	Reserve Condominium	30	157,000	7/19/2010	25	6	002E	c4	A
78	9710 Handerson Pl	404E	Reserve Condominium	30	166,500	5/4/2010	25	6	404E	c4	IA
79	9711 Handerson Pl	104H	Reserve Condominium	30	158,000	5/3/2010	25	6	104H	c4	A
80	9711 Handerson PL	204H	Reserve Condominium	30	152,500	10/22/2010	25	6	204H	c4	IA
81	9711 Handerson Pl	401H	Reserve Condominium	30	158,500	11/16/2010	25	6	401H	c4	IA
82	9711 Handerson Pl	407H	Reserve Condominium	30	166,000	8/2/2010	25	6	407H	c4	A
83	9712 Handerson Pl	405D	Reserve Condominium	30	165,000	11/17/2010	25	6	405D	c4	A
84	9712 Handerson Pl	406D	Reserve Condominium	30	155,000	9/17/2010	25	6	406D	c4	A

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
85	9713 Handerson Pl	303G	Reserve Condominium	30	159,000	6/16/2010	25	6	303G	c4	A
86	9713 Handerson Pl	306G	Reserve Condominium	30	163,850	12/13/2010	25	6	306G	c4	IA
87	9713 Handerson Pl	406G	Reserve Condominium	30	169,000	11/30/2010	25	6	406G	c4	A
88	9713 Handerson Pl	407G	Reserve Condominium	30	174,000	7/16/2010	25	6	407G	c4	A
89	9308 Hedgeford St		Blooms Crossing Sec. B	10	324,900	6/10/2010	31	4	453	a6	A
90	9314 Hedgeford St		Blooms Crossing Sec. B	10	275,000	12/8/2010	31	4	476	a6	IA
91	9326 Hedgeford St		Blooms Crossing Sec. B	10	250,000	6/4/2010	31	4	463	a6	IA
92	113 Holden Dr		Manassas Park (newer/renovations/additions)	10	225,000	6/29/2010	3	1	1575	ab	A
93	170 Holden Dr		Manassas Park (original)	10	85,000	2/25/2010	3	1	524	aa	A
94	170 Holden Dr		Manassas Park (original)	10	188,000	5/4/2010	3	1	1524	aa	A
95	178 Holden Dr		Manassas Park (newer/renovations/additions)	10	165,000	4/26/2010	3	1	520	ab	A
96	179 Holden Dr		Manassas Park (original)	10	180,000	10/29/2010	2	1	1292	aa	IA
97	194 Holden Dr		Manassas Park (original)	10	194,100	5/26/2010	2	1	1512	aa	A
98	200 Holden Dr		Manassas Park (original)	10	224,000	4/29/2010	2	1	1509	aa	A
99	206 Holden Dr		Manassas Park (original)	10	130,100	2/1/2010	2	1	1507	aa	IA
100	9720 Holmes Pl	004A	Reserve Condominium	30	145,000	6/21/2010	25	6	004A	c4	IA
101	9722 Holmes Pl	202B	Reserve Condominium	30	153,000	3/24/2010	25	6	202B	c4	IA
102	9722 Holmes Pl	406B	Reserve Condominium	30	160,000	7/14/2010	25	6	406B	c4	A
103	9724 Holmes Pl	407C	Reserve Condominium	30	155,000	7/30/2010	25	6	407C	c4	A
104	8657 Inyo Pl		Outlook Condominium	30	60,000	3/23/2010	23	5	2	c1	IA
105	8658 Inyo Pl		Outlook Condominium	30	54,900	2/18/2010	23	5	14	c1	IA
106	8671 Inyo Pl		Outlook Condominium	30	61,000	9/3/2010	23	5	17	c1	A
107	9407 Jack Dr		Blooms Crossing Sec. C	10	364,000	1/7/2010	26	3	719	a7	A
108	9305 Jan St		Blooms Crossing Sec. 1	10	336,000	6/28/2010	37	2	140	a1	A
109	9312 Jan St		Blooms Crossing Sec. 1	10	337,000	11/4/2010	37	2	163	a1	A
110	104 Jenkins Ct		Manassas Park (original)	10	195,000	9/27/2010	1	1	893	aa	A
111	9215 Jessica Dr		Belmont Station	20	189,900	11/23/2010	30	2	100	b5	A
112	9221 Jessica Dr		Belmont Station	20	203,000	6/28/2010	30	2	103	b5	A

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
113	9222 Jessica Dr		Belmont Station	20	160,000	3/16/2010	30	2	82	b5	A
114	9238 Jessica Dr		Belmont Station	20	170,000	4/30/2010	30	2	74	b5	IA
115	9246 Jessica Dr		Belmont Station	20	205,000	8/20/2010	30	2	133	b5	A
116	9255 Jessica Dr		Belmont Station	20	210,000	4/16/2010	30	2	120	b5	A
117	9302 Karen Ct		Blooms Crossing Sec. 4	10	279,500	7/21/2010	27	2	312	a4	A
118	9303 Karen Ct		Blooms Crossing Sec. 4	10	315,000	3/1/2010	27	2	318	a4	A
119	9410 Katlyn Ct		Blooms Crossing Sec. 4	10	350,000	4/22/2010	27	2	366	a4	A
120	9417 Katlyn Ct		Blooms Crossing Sec. 4	10	335,000	11/3/2010	27	2	356	a4	A
121	9425 Katlyn Ct		Blooms Crossing Sec. 4	10	329,900	6/14/2010	27	2	360	a4	A
122	141 Kent Dr		Manassas Park (original)	10	220,000	4/12/2010	2	1	957	aa	A
123	147 Kent Dr		Manassas Park (original)	10	139,000	9/24/2010	2	1	960	aa	IA
124	105 Kirby St		Manassas Park (original)	10	120,000	12/1/2010	8	1	597	aa	A
125	200 Kirby St		Mosby Ridge II Condominium	30	185,000	1/4/2010	14	2	1	c3	A
126	236 Kirby St		Mosby Ridge II Condominium	30	187,000	1/27/2010	14	2	19	c3	A
127	240 Kirby St		Mosby Ridge II Condominium	30	170,000	11/24/2010	14	2	21	c3	A
128	252 Kirby St		Mosby Ridge II Condominium	30	160,000	6/23/2010	14	2	27	c3	IA
129	277 Kirby St		Mosby Ridge II Condominium	30	140,000	4/12/2010	14	2	40	c3	A
130	311 Kirby St		Mosby Ridge II Condominium	30	167,000	12/30/2010	14	2	57	c3	IA
131	315 Kirby St		Mosby Ridge II Condominium	30	190,000	7/7/2010	14	2	59	c3	A
132	319 Kirby St		Mosby Ridge II Condominium	30	155,000	6/10/2010	14	2	61	c3	A
133	333 Kirby St		Mosby Ridge II Condominium	30	190,000	3/1/2010	14	2	68	c3	A
134	337 Kirby St		Mosby Ridge II Condominium	30	189,900	8/31/2010	14	2	70	c3	IA
135	9213 Kristy Dr		Belmont Station	20	190,000	11/1/2010	30	2	25	b5	IA
136	9214 Kristy Dr		Belmont Station	20	168,000	2/2/2010	30	2	7	b5	IA
137	9233 Kristy Dr		Belmont Station	20	180,250	1/29/2010	30	2	177	b5	A
138	9250 Kristy Dr		Belmont Station	20	178,000	10/1/2010	30	2	208	b5	A
139	9256 Kristy Dr		Belmont Station	20	219,000	4/8/2010	30	2	211	b5	A
140	140 Lambert Dr		Manassas Park (original)	10	184,500	2/9/2010	8	2	777	aa	A

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141	145 Lambert Dr		Manassas Park (original)	10	145,000	12/15/2010	8	2	769	aa	IA
142	175 Lambert Dr		Manassas Park (newer/renovations/additions)	10	149,000	1/12/2010	3	1	1405	ab	A
143	175 Lambert Dr		Manassas Park (newer/renovations/additions)	10	149,900	9/15/2010	3	1	1405	ab	A
144	182 Lambert Dr		Manassas Park (original)	10	143,500	6/25/2010	3	1	1424	aa	IA
145	191 Lambert Dr		Manassas Park (original)	10	212,000	1/29/2010	2	1	1397	aa	A
146	196 Lambert Dr		Manassas Park (newer/renovations/additions)	10	232,000	3/8/2010	2	1	1262	ab	A
147	214 Lambert Dr		Manassas Park (original)	10	135,000	5/3/2010	2	1	1283	aa	IA
148	9405 Lanae Ln		Belmont Station	20	224,000	4/19/2010	30	2	253	b5	A
149	9409 Lanae Ln		Belmont Station	20	238,650	5/24/2010	30	2	255	b5	A
150	9449 Lanae Ln		Belmont Station	20	231,000	4/29/2010	30	2	275	b5	A
151	9455 Lanae Ln		Belmont Station	20	220,000	12/6/2010	30	2	278	b5	A
152	9459 Lanae Ln		Belmont Station	20	210,000	6/16/2010	30	2	280	b5	A
153	9461 Lanae Ln		Belmont Station	20	210,000	8/23/2010	30	2	281	b5	A
154	9319 Laurie Ct		Blooms Crossing Sec. 3	10	335,000	5/24/2010	32	2	638	a3	A
155	9322 Laurie Ct		Blooms Crossing Sec. 3	10	340,000	4/12/2010	32	2	645	a3	IA
156	9405 Luke Dr		Burns Property	10	315,000	3/25/2010	38	2	35	a9	A
157	112 Mace St		Manassas Park (newer/renovations/additions)	10	214,500	4/1/2010	1	1	924	ab	A
158	120 Mace St		Manassas Park (original)	10	167,000	4/27/2010	1	1	920	aa	A
159	126 Manassas Dr		Manassas Park (original)	10	132,000	4/6/2010	15	2	90	aa	A
160	133 Manassas Dr		Manassas Park (original)	10	150,000	2/12/2010	15	2	67	aa	A
161	133 Manassas Dr		Manassas Park (original)	10	216,000	5/17/2010	15	2	67	aa	A
162	140 Manassas Dr		Manassas Park (newer/renovations/additions)	10	179,900	8/31/2010	15	2	97	ab	IA
163	165 Manassas Dr		Manassas Park (newer/renovations/additions)	10	208,000	4/1/2010	15	1	298	ab	A
164	177 Manassas Dr		Manassas Park (original)	10	165,000	4/16/2010	15	1	304	aa	A
165	192 Manassas Dr		Manassas Park (original)	10	100,000	1/19/2010	9	3	394	aa	A
166	215 Manassas Dr		Manassas Park (original)	10	150,000	6/4/2010	8	1	493	aa	A
167	218 Manassas Dr		Manassas Park (original)	10	223,800	9/2/2010	8	1	453	aa	A
168	223 Manassas Dr		Manassas Park (newer/renovations/additions)	10	235,000	3/1/2010	8	1	489	ab	A

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	Property Location			Assr Class	Deed Consideration	Sale Date	Tax Map No.			Nghd No.	Sales Code	
	No.	Street Name	Unit				Map	Blk	Lot			
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
169	231	Manassas Dr		Manassas Park (original)	10	181,500	1/21/2010	8	1	485	aa	A
170	236	Manassas Dr		Manassas Park (original)	10	150,000	9/20/2010	8	1	462	aa	A
171	246	Manassas Dr		Manassas Park (original)	10	190,000	10/5/2010	8	1	467	aa	IA
172	252	Manassas Dr		Manassas Park (original)	10	202,000	2/9/2010	8	1	470	aa	A
173	341	Manassas Dr		Manassas Park (original)	10	105,000	8/12/2010	7	1	830	aa	A
174	349	Manassas Dr		Manassas Park (newer/renovations/additions)	10	249,000	2/2/2010	6	1	834	ab	A
175	359	Manassas Dr		Manassas Park (original)	10	189,900	5/21/2010	6	1	839	aa	IA
176	364	Manassas Dr		Manassas Park (original)	10	156,000	2/22/2010	6	1	1065	aa	A
177	127	Martin Dr		Manassas Park (original)	10	150,000	5/13/2010	8	1	528	aa	A
178	146	Martin Dr		Manassas Park (original)	10	164,000	10/29/2010	8	1	498	aa	IA
179	157	Martin Dr		Manassas Park (original)	10	155,000	3/16/2010	8	4	381	aa	A
180	165	Martin Dr		Manassas Park (original)	10	123,000	1/27/2010	9	3	390	aa	A
181	173	Martin Dr		Manassas Park (original)	10	185,000	3/26/2010	9	2	421	aa	A
182	9181	Matthew Dr		Blooms Crossing Sec. 2	10	380,000	2/12/2010	31	3	248	a2	A
183	9197	Matthew Dr		Blooms Crossing Sec. 2	10	337,000	11/22/2010	31	3	286	a2	IA
184	9249	Matthew Dr		Blooms Crossing Sec. 1	10	339,900	6/16/2010	37	2	70	a1	A
185	9276	Matthew Dr		Burns Property	10	345,000	7/19/2010	38	2	28	a9	IA
186	9308	Michael Ct		Blooms Crossing Sec. 2	10	345,000	11/2/2010	31	3	220	a2	A
187	9320	Michael Ct		Blooms Crossing Sec. 2	10	345,000	7/1/2010	31	3	226	a2	A
188	317	Moseby Ct	K	Mosby Ridge Condominium	30	107,000	5/26/2010	7	4	48	c2	IA
189	340	Moseby Ct		Mosby Ridge Condominium	30	130,000	7/20/2010	7	4	21	c2	A
190	342	Moseby Ct		Mosby Ridge Condominium	30	180,000	6/15/2010	7	4	22	c2	A
191	342	Moseby Ct		Mosby Ridge Condominium	30	123,500	3/4/2010	7	4	22	c2	IA
192	348	Moseby Ct		Mosby Ridge Condominium	30	177,000	9/2/2010	7	4	25	c2	A
193	357	Moseby Ct		Mosby Ridge Condominium	30	189,000	6/18/2010	7	4	85	c2	IA
194	362	Moseby Ct		Mosby Ridge Condominium	30	186,197	10/1/2010	7	4	96	c2	A
195	371	Moseby Ct		Mosby Ridge Condominium	30	171,000	10/13/2010	7	4	92	c2	IA
196	373	Moseby Ct		Mosby Ridge Condominium	30	175,000	1/28/2010	7	4	93	c2	A

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	No.	Street Name	Unit				Subdivision Name	Map	Blk			Lot
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
197	267	Moseby Dr		Manassas Park (original)	10	160,000	3/22/2010	8	1	676	aa	A
198	281	Moseby Dr		Manassas Park (original)	10	160,000	1/8/2010	7	2	683	aa	A
199	121	Old Centreville Rd		Manassas Park (original)	10	88,000	12/15/2010	15	1	180A	aa	A
200	123	Old Centreville Rd		Manassas Park (original)	10	175,000	6/7/2010	15	1	183	aa	A
201	143	Old Centreville Rd		Manassas Park (original)	10	175,000	9/24/2010	15	1	193	aa	A
202	179	Old Centreville Rd		Manassas Park (original)	10	165,000	5/20/2010	9	3	403	aa	A
203	187	Old Centreville Rd		Manassas Park (original)	10	182,000	9/16/2010	9	2	407	aa	A
204	9309	Paul Dr		Burns Property	10	280,000	5/26/2010	38	2	33	a9	A
205	9806	Pickens Pl		Townes Condominium	30	192,000	6/1/2010	25	5	94	c5	A
206	9810	Pickens Pl		Townes Condominium	30	226,000	6/3/2010	25	5	96	c5	A
207	9822	Pickens Pl		Townes Condominium	30	211,000	7/26/2010	25	5	102	c5	IA
208	127	Pierce St		Manassas Park (original)	10	165,000	4/14/2010	3	1	1493	aa	A
209	118	Polk Dr		Manassas Park (newer/renovations/additions)	10	249,000	2/24/2010	8	4	372	ab	A
210	139	Polk Dr		Manassas Park (newer/renovations/additions)	10	245,000	3/31/2010	8	1	592	ab	A
211	139	Polk Dr		Manassas Park (newer/renovations/additions)	10	245,000	3/8/2010	8	1	592	ab	IA
212	167	Polk Dr		Manassas Park (original)	10	190,000	9/20/2010	8	1	578	aa	A
213	167	Polk Dr		Manassas Park (original)	10	116,851	5/27/2010	8	1	578	aa	IA
214	9415	Primrose Ln		Blooms Crossing Sec. A Phase 3	10	315,000	5/27/2010	30	4	778	a5	IA
215	8625	Reinkecke Ct		Brandy Station at Manassas Pk Village	20	132,000	10/4/2010	23	8	353	b2	IA
216	8633	Reinkecke Ct		Brandy Station at Manassas Pk Village	20	120,000	8/16/2010	23	8	357	b2	IA
217	8634	Reinkecke Ct		Brandy Station at Manassas Pk Village	20	125,000	6/28/2010	23	8	348	b2	IA
218	100	Runyon Ct		Manassas Park (original)	10	189,000	8/12/2010	4	2	1648	aa	A
219	8514	Sandstone Way		Brandy Station at Manassas Pk Village	20	135,000	5/19/2010	23	8	395	b2	IA
220	8542	Sandstone Way		Brandy Station at Manassas Pk Village	20	160,000	10/6/2010	23	8	381	b2	A
221	117	Scott Dr		Manassas Park (newer/renovations/additions)	10	225,600	7/13/2010	16	1	163	ab	A
222	123	Scott Dr		Manassas Park (original)	10	135,000	1/13/2010	16	1	160	aa	A
223	125	Scott Dr		Manassas Park (original)	10	175,000	1/5/2010	16	1	159	aa	A
224	141	Scott Dr		Manassas Park (original)	10	140,000	6/15/2010	15	2	3	aa	A

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No.	Street Name	Unit					Map	Blk	Lot		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
225	162 Scott Dr		Manassas Park (original)	10	119,900	10/15/2010	15	2	42	aa	IA
226	174 Scott Dr		Manassas Park (newer/renovations/additions)	10	158,724	7/29/2010	15	2	36	ab	A
227	9458 Silver Meteor Ct		Blooms Crossing Sec A (except Phase 3)	20	215,000	8/23/2010	31	2	30	b6	A
228	9462 Silver Meteor Ct		Blooms Crossing Sec A (except Phase 3)	20	194,000	9/30/2010	31	2	32	b6	IA
229	9414 Sonia Ct		Blooms Crossing Sec. 3	10	316,000	6/18/2010	32	2	671	a3	IA
230	9415 Sonia Ct		Blooms Crossing Sec. 3	10	350,000	1/13/2010	32	2	659	a3	A
231	9428 Sonia Ct		Blooms Crossing Sec. 3	10	350,000	3/22/2010	32	2	664	a3	A
232	9336 South Whitt Dr		Blooms Crossing Sec. 1	10	311,500	4/1/2010	37	2	179	a1	A
233	9020 St Steven Ct		Stoneridge II Sec. 2	20	121,000	7/2/2010	23	7	10	b4	A
234	9024 St Steven Ct		Stoneridge II Sec. 2	20	95,000	4/23/2010	23	7	12	b4	A
235	9235 Stephanie St		Blooms Crossing Sec. 3	10	335,000	12/9/2010	32	2	559	a3	A
236	9239 Stephanie St		Blooms Crossing Sec. 3	10	310,000	3/18/2010	32	2	561	a3	A
237	9301 Steve St		Blooms Crossing Sec. 1	10	300,000	10/19/2010	37	2	157	a1	A
238	8653 Sumter Ct		Stoneridge II	20	160,000	3/17/2010	24	2	36	b3	A
239	8324 Sunnyside Ct		Brandy Station at Manassas Pk Village	20	101,000	8/16/2010	16	3	191	b2	IA
240	8328 Sunnyside Ct		Brandy Station at Manassas Pk Village	20	116,000	1/29/2010	16	3	193	b2	A
241	103 Travis St		Manassas Park (newer/renovations/additions)	10	190,000	7/26/2010	2	1	1377	ab	IA
242	103 Tremont St		Manassas Park (original)	10	192,000	5/27/2010	3	1	1475	aa	A
243	102 Walden St		Manassas Park (newer/renovations/additions)	10	224,900	6/18/2010	3	1	1449	ab	A
244	105 Walden St		Manassas Park (newer/renovations/additions)	10	246,000	5/24/2010	3	1	1444	ab	A
245	114 Walden St		Manassas Park (original)	10	190,000	4/19/2010	3	1	1455	aa	A
246	9500 Walker Way		Townes Condominium	30	165,000	2/9/2010	25	5	21	c5	IA
247	9509 Walker Way		Townes Condominium	30	180,000	5/4/2010	25	5	37	c5	A
248	9526 Walker Way		Townes Condominium	30	196,000	4/27/2010	25	5	2	c5	A
249	9546 Walker Way		Townes Condominium	30	213,000	10/18/2010	25	5	12	c5	A
250	9577 Walker Way		Townes Condominium	30	191,500	9/10/2010	25	5	46	c5	IA
251	8278 White Pine Dr		Brandy Station at Manassas Pk Village	20	130,000	9/23/2010	16	3	206	b2	IA
252	8288 White Pine Dr		Brandy Station at Manassas Pk Village	20	85,000	3/30/2010	16	3	211	b2	A

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
253	8371 White Pine Dr		Brandy Station at Manassas Pk Village	20	120,000	7/9/2010	16	3	202	b2	A
254	8373 White Pine Dr		Brandy Station at Manassas Pk Village	20	148,000	11/18/2010	16	3	201	b2	A
255	8509 White Pine Dr		Brandy Station at Manassas Pk Village	20	117,000	1/5/2010	16	3	237A	b2	IA
256	8513 White Pine Dr		Brandy Station at Manassas Pk Village	20	78,000	1/26/2010	16	3	239R	b2	A
257	8522 White Pine Dr		Brandy Station at Manassas Pk Village	20	155,000	12/29/2010	16	3	221R	b2	IA
258	8530 White Pine Dr		Brandy Station at Manassas Pk Village	20	128,600	2/16/2010	16	3	217R	b2	A
259	9601 Wigfall Way		Townes Condominium	30	192,500	3/8/2010	25	5	72	c5	A
260	9610 Wigfall Way		Townes Condominium	30	190,000	4/27/2010	25	5	78	c5	IA
261	9618 Wigfall Way		Townes Condominium	30	200,000	11/1/2010	25	5	82	c5	A
262	9626 Wigfall Way		Townes Condominium	30	213,000	12/7/2010	25	5	86	c5	A
263	9634 Wigfall Way		Townes Condominium	30	212,000	6/9/2010	25	5	90	c5	A
264	9409 Wilcoxon Dr		Belmont Station	20	200,000	5/19/2010	30	2	230	b5	IA
265	9418 Wilcoxon Dr		Belmont Station	20	217,000	5/3/2010	30	2	237	b5	A
266	9420 Wilcoxon Dr		Belmont Station	20	160,000	6/7/2010	30	2	236	b5	IA
267	9421 Wilcoxon Dr		Belmont Station	20	185,000	7/27/2010	30	2	224	b5	A
268	8601 Woodhue Ct		Brandy Station at Manassas Pk Village	20	117,000	10/1/2010	23	2	314R	b2	A
269	8613 Woodhue Ct		Brandy Station at Manassas Pk Village	20	120,000	11/8/2010	23	2	320R	b2	A
270	8656 Woodhue Ct		Brandy Station at Manassas Pk Village	20	120,000	5/3/2010	23	2	307R	b2	IA
271	110 Yost St		Manassas Park (newer/renovations/additions)	10	232,000	6/28/2010	9	1	1632	ab	A