

# CONDITIONAL USE PERMIT

## APPLICATION



AUGUST 2019

### Stafford County Department of Planning & Zoning

1300 Courthouse Road  
P.O. Box 339  
Stafford, VA 22555-0339

Phone: 540-658-8668  
Fax: 540-658-6824

[www.staffordcountyva.gov](http://www.staffordcountyva.gov)

## NOTICE

Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the laws of the United States and the Commonwealth of Virginia, no government may discriminate against any religion or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the Religious Land Use and Institutionalized Persons Act ("RLUIPA"), no government may apply its zoning or land use laws, or its policies and procedures in a manner that unjustifiably imposes a substantial burden on the religious exercise of a person, assembly, or institution.

RLUIPA also provides that no government may apply its zoning or land use laws in a manner that treats a religious assembly or institution on unequal terms with a non-religious institution or assembly.

Finally, RLUIPA provides that no government may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

Stafford County does not discriminate in its planning, permitting, utilities, and land use processes, practices, and policies. Stafford County treats all applications and applicants equally.

## **Background and Process Information**

Conditional uses are uses which are generally compatible with the other land uses permitted in the zoning district but require individual review for their intensity, location, design and configuration. Conditions are imposed by the County in order to ensure the appropriateness of the use at a particular location.

Conditional Use Permits may be approved upon a finding by the Board of Supervisors that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the purpose and intent of the zoning ordinance. Applications for conditional use permits must be submitted to the Department of Planning & Zoning.

Each application for a Conditional Use Permit is forwarded to the Planning Commission for consideration. The Planning Commission will hold a public hearing on the application.

The applicant is required to attend this public hearing. After the public hearing, the Planning Commission forwards a recommendation to the Board of Supervisors.

The Board of Supervisors will hold a public hearing on the application. The applicant is required to attend the public hearing. The Board may approved or deny the request for a permit. Should the Board approve the permit, they may designate conditions which, in its opinion, will mitigate the impacts of the requested conditional use.

### **Conditions may be established to:**

1. Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
2. Provide for adequate parking, ingress and egress to public streets and roads.
3. Provide adjoining property with buffers or screening to mitigate visual and/or noise impacts.
4. Establish setback, side or rear yard requirements necessary for orderly expansion and to prevent traffic congestion.

### **Amendments to Approved Conditional Use Permit Conditions:**

Any previous approved conditional use permit may be revised by the Board of Supervisors following a public hearing. Minor Amendments shall be allowed subject to the following requirements:

1. No more than two permit conditions can be changed at the time of request
2. Changes do not materially affect site layout

Conditional Use Permit Amendments are subject to the standard Conditional Use Permit fees. Minor Amendments are subject to the Minor Amendment fees in Section 2 of the Application Review Fees Calculation.

### **Conditional Use Permit Application Instructions**

1. The applicant must meet with a Planner prior to submitting an application. A preliminary conference regarding the application may be scheduled with a Planner.
2. Fill-out, sign and date the application form. If the applicant is not the property owner, attach a notarized letter of consent from the property owner authorizing the applicant to act as the owner's agent for the application.
3. The applicant must provide three copies of a boundary survey and a metes and bounds description of the land for which the Conditional Use Permit would apply.
4. The applicant must provide the names and addresses of all adjacent property owners, including those immediately across the road(s) from the property. This list is used for the notification to the adjacent owners of the public hearing.
5. The applicant must provide a General Development Plan (GDP) drawn to standards in Article 13 of the Zoning Ordinance.
6. If available, it is recommended that the applicant(s) include architectural renderings that show building materials, building heights, site design amenities, etc. Staff may ask this to be submitted by the applicant(s) on a case-by-case-basis.
7. The applicant must submit impact statements with the application. Impact studies must address traffic volumes, public utility capacities, noise, dust and smoke emissions. A Transportation Impact Analysis (TIA) is required for all projects that meet the following criteria:
  - generate 150 or more vehicle trips per day above the existing use, and
  - the site would meet the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements.Proffers or conditions which limit the vehicle trips per day may be taken into consideration when calculating the maximum development. The TIA shall be developed in accordance with the guidelines established in 24 VAC 30-155.
8. Applications are due the third Friday of any month. Public hearings are required by the Planning Commission and Board of Supervisors. Public hearing dates will be determined based on application filing date, date application is deemed complete, and available meeting dates.

### Application Submittal Checklist

- 
- ☒ Completed **"Project Information & Primary Contacts"** form (Page 7)
  - ☒ Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 8)
  - ☒ Signed and Notarized **Owner's Consent Statement** (if applicant/agent is not the owner)
  - ☒ Completed **"General Information"** sheet (Page 9)
  - ☒ Completed **"Review Fee Calculation"** sheet and appropriate **Fees** payable to "County of Stafford" (Page 10)
  - ☒ Completed **"List of Adjoining Property Owners"** (Pages 12 & 13)
  - ☒ Completed **"Application Affidavit"** (Pages 14 – 17)
  - ☒ Completed **"Checklist for Generalized Development Plans"** (Pages 18 & 19)
  - ☒ Completed **"Transportation Impact Analysis Determination Form"** (Page 20)
  - ☒ Proof that **Real Estate Taxes** have been paid
  - ☒ Complete **Legal Description** of the area to be reclassified (Acreage must match Boundary Survey Plat)
  - ☒ Completed **Impact Statement**
  - N/A ☐ Completed **Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies with electronic copies or ftp site)
- 

#### PLATS AND PLANS

- ☒ **Boundary Survey Plat** of area subject to rezoning (with 3 copies at 8½" x 11" size)
- ☒ **Generalized Development Plan** (12 full-size copies at 24" x 36" size)

\* See **"Checklist for Generalized Development Plans"** (Pages 18 & 19)

RECEIVED

DATE: \_\_\_\_\_ INITIALS \_\_\_\_\_

OFFICIALLY SUBMITTED

DATE: \_\_\_\_\_ INITIALS \_\_\_\_\_

### **Optional Application Materials**

Although not required, the following additional materials are requested to be included with the initial application submission, if available. These items are often requested during the review process. Providing the information in advance can assist in accelerating the review:

1. Site Illustrations or Building Elevations
2. Electronic Version of generalized development plans, boundary survey, and any illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)

### Project Information & Primary Contacts

<b><u>PROJECT INFORMATION</u></b>	<b><u>PROJECT #</u></b> _____
<b>Embrey Mill Town Center - South Phase</b>	
PROJECT NAME	SECTION
	<b>1.56</b>
ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE
<b>29-53B (portion)*</b>	<b>PD-2</b>
TAX MAP /PARCEL(S)	ZONING DISTRICT
<b>North side of Courthouse Road near the intersection with Austin Ridge</b>	
LOCATION OF PROJECT	

<b><u>APPLICANT/AGENT</u></b> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input checked="" type="checkbox"/>
<b>H. Clark Leming</b>	<b>Leming and Healy, P.C.</b>
NAME	COMPANY
<b>233 Garrisonville Rd., Suite 104</b>	<b>Virginia</b>
<b>Stafford</b>	<b>22554</b>
ADDRESS	STATE
<b>(540) 659-5155</b>	<b>ZIP</b>
<b>(540) 659-1651</b>	<b>lemingandhealy1@msn.com</b>
PHONE NUMBER	EMAIL ADDRESS
FAX NUMBER	

<b><u>OWNER</u></b> (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
<b>Edward C. Peete</b>	<b>North Stafford Associates, L.C.</b>
NAME	COMPANY
<b>2407 Columbia Pike, Suite 200</b>	<b>VA</b>
<b>Arlington</b>	<b>22204</b>
ADDRESS	STATE
<b>(703) 920-2200</b>	<b>ZIP</b>
PHONE NUMBER	EMAIL ADDRESS
FAX NUMBER	

<b><u>PROFESSIONAL</u></b> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
<b>John P. Carty</b>	<b>VHB</b>
NAME	COMPANY
<b>115 South 15th Street, Suite 200</b>	<b>VA</b>
<b>Richmond</b>	<b>23219</b>
ADDRESS	STATE
<b>(804) 441-7456</b>	<b>ZIP</b>
<b>jpcarty@vhb.com</b>	
PHONE NUMBER	EMAIL ADDRESS
FAX NUMBER	

\*As stated in the GDP, Parcel 29-53B will be consolidated into Parcel 29-70K upon dedication of the Sunflower Road Right-of-Way, which may occur while this Application is pending.

### Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

  
\_\_\_\_\_  
Signature of Owner/Co Owner

Edward C. Peete  
\_\_\_\_\_  
Printed Name

7/1/21  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner/Co Owner

Guy M. Gravett  
\_\_\_\_\_  
Printed Name

7-1-2021  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner/Co Owner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

  
\_\_\_\_\_  
Signature of Applicant/Agent

H. Clark Leming  
\_\_\_\_\_  
Printed Name

7-15-21  
\_\_\_\_\_  
Date

\* Additional sheets may be used, if necessary.



## General Information

Clearly indicate all information that applies to this project:

### DETAILED DESCRIPTION OF PROJECT

A Conditional Use Permit to allow a child care center in the PD-2 Zoning District  
within the South Phase of the Embrey Mill Town Center commercial development.

### INFORMATION FOR FEE CALCULATIONS

1.56 # of Acres

Type of Conditional Use Permit:

- ☒ Standard Conditional Use Permit (including amendments)
- ☐ Minor Conditional Use Permit Amendment \*
- ☐ Minor Conditional Use Permit Amendment (submitted simultaneously with a Minor Proffer Amendment Application) \*

\* See Background Information on page 3 to determine if the request qualifies as a minor amendment.

### INFORMATIONAL

Previous Resolution # O01-08


Zoning District PD-2

Proposed Use(s) child care center

OWNER'S CONSENT FORM

I, Edward C. Peete, Co-Manager, on behalf of North Stafford Associates, L.C., hereby authorize Leming and Healy P.C. to apply for a Conditional Use Permit for Parcel 29-53B (Portion) as shown on the records of the Commissioner of the Revenue for Stafford County, Virginia.


North Stafford Associates, L.C.

By:   
Name: Edward C. Peete  
Title: Co-Manager

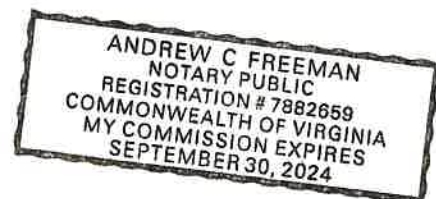
COMMONWEALTH / STATE OF Virginia  
CITY / COUNTY OF Arlington, to wit:

I the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that Edward C. Peete, whose name is signed to the foregoing document, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 1<sup>st</sup> day of July, 2021.

  
Notary Public

My Commission Expires: 9/30/24



OWNER'S CONSENT FORM

I, Guy M. Gravett, Co-Manager, on behalf of North Stafford Associates, L.C., hereby authorize Leming and Healy P.C. to apply for a Conditional Use Permit for Parcel 29-53B (Portion) as shown on the records of the Commissioner of the Revenue for Stafford County, Virginia.

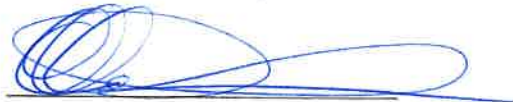
North Stafford Associates, L.C.

By   
Name: Guy M. Gravett  
Title: Co-Manager

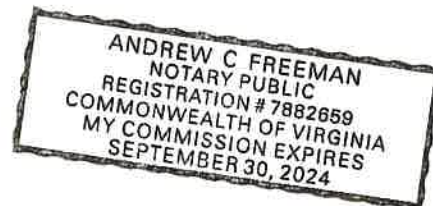
COMMONWEALTH / STATE OF Virginia  
CITY / COUNTY OF Arlington, to wit:

I the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that Guy Gravett, whose name is signed to the foregoing document, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 18 day of July, 2021.

  
Notary Public

My Commission Expires: 9/30/24



### Review Fee Calculations

The County review fee calculations are divided into two sections. Each section is based on a different type of application. Determine the application fee by filling out the one section that applies.

#### **Section I. Standard Conditional Use Permit:**

A. Base Fee: (Required) .....	\$ 9,750.00
B. General Fee: (If greater than 5 acres)	
(____ Acres – 5) X \$125 .....	\$ N/A
C. Fire & Rescue Review Fee (required).....	\$ 95.00
D. Utilities Department Review Fee (required).....	\$ 95.00
E. Public Works Review Fee (required).....	\$ 120.00
F. Traffic Impact Analysis Review Fee: (If TIA required)	
Volume <1,000 VPD .....	\$200.00
Volume >1,000 VPD .....	\$ 0
G. Adjacent Property Notification (required):	
(60 Adjacent properties) X \$6.48 .....	\$ 388.80
<b>Sub-total</b> (Add appropriate amounts from lines A thru G above).....	\$ 10,448.80
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ 287.34
<b>TOTAL (Sub-total + H. Technology Fee)</b> .....	\$ 10,736.14

#### **Section II. Minor Conditional Use Permit Amendment:**

A. General Fee: .....	\$ 6,190.00
B. Adjacent Property Notification (required):	
(____ Adjacent properties) X \$6.48 .....	\$
<b>Sub-total</b> (Add lines A and B) .....	\$
C. Technology Fee (sub-total x 2.75% or 0.0275).....	\$
<b>TOTAL (Sub-total + C. Technology Fee)</b> .....	\$

**Section III. Minor Conditional Use Permit Amendment (when submitted simultaneously with a Minor Proffer Amendment Application):**

A. General Fee: ..... \$ 3,095.00

B. Adjacent Property Notification (required):  
(\_\_\_\_\_ Adjacent properties) X \$6.48 ..... \$ \_\_\_\_\_

**Sub-total (Add lines A and B) ..... \$ \_\_\_\_\_**

C. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ \_\_\_\_\_

**TOTAL (Sub-total + C. Technology Fee)..... \$ \_\_\_\_\_**

**MAKE CHECK PAYABLE TO "STAFFORD COUNTY"**

- If an application is withdrawn prior to the first public hearing, fifty (50) percent of the amount of the application fee may be refunded to the applicant.
- If an application is withdrawn after the first public hearing, the application fee is non-refundable.

### **List of Adjoining Property Owners**

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

<u>See attached tax records of adjacent parcels.</u>		
<u>TAX MAP / PARCEL</u>	<u>NAME</u>	
<u>MAILING ADDRESS</u>		
<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>

<u>TAX MAP / PARCEL</u>	<u>NAME</u>	
<u>MAILING ADDRESS</u>		
<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>

<u>TAX MAP / PARCEL</u>	<u>NAME</u>	
<u>MAILING ADDRESS</u>		
<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>

TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
CITY	STATE	ZIP

TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
CITY	STATE	ZIP

TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
CITY	STATE	ZIP

TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
CITY	STATE	ZIP

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>LEE JONAS</b> <b>222 SHIELDS RD</b> <b>STAFFORD, VA 22554-2567</b>	<b>Property ID</b> 29G 1 34 <b>Alternate ID</b> 49351 <b>Address</b> 222 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0515

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$240,300	<b>\$340,300</b>	\$100,000	\$0	\$240,300	<b>\$340,300</b>
2018	*Reassessment	\$100,000	\$222,400	<b>\$322,400</b>	\$100,000	\$0	\$222,400	<b>\$322,400</b>
2016	*Reassessment	\$90,000	\$215,900	<b>\$305,900</b>	\$90,000	\$0	\$215,900	<b>\$305,900</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$237,600	<b>\$327,600</b>	\$90,000	\$0	\$237,600	<b>\$327,600</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		140006088	4/30/2014	MILLER AND SMITH AT EMBREY MILL LLC	LEE JONAS	S	No	\$311,530
		130026534X	11/20/2013	Multiple Owners	MILLER AND SMITH AT EMBREY MILL LLC	M	Yes	\$639,800
		CONV000000228896	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0515	0.00	0.00	\$100,000

Legal Description	
<b>Description</b>	
LOT 34 SEC 1 2241 SQFT	
EMBREY MILL	



**Scott Mayausky - Commissioner of the Revenue**  
**Stafford County, Virginia**

Property Detail	
<b>WILKINS TAHERA TERANE</b> <b>224 SHIELDS RD</b> <b>STAFFORD, VA 22554-2567</b>	<b>Property ID</b> 29G 1 33 <b>Alternate ID</b> 49350 <b>Address</b> 224 SHIELDS RD <b>Property Class</b> TOWNHOUSE - End Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0759

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$239,300	<b>\$339,300</b>	\$100,000	\$0	\$239,300	<b>\$339,300</b>
2018	*Reassessment	\$100,000	\$221,500	<b>\$321,500</b>	\$100,000	\$0	\$221,500	<b>\$321,500</b>
2016	*Reassessment	\$90,000	\$228,000	<b>\$318,000</b>	\$90,000	\$0	\$228,000	<b>\$318,000</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$236,600	<b>\$326,600</b>	\$90,000	\$0	\$236,600	<b>\$326,600</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$75,000	\$0	<b>\$75,000</b>	\$75,000	\$0	\$0	<b>\$75,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		140007042	5/16/2014	MILLER AND SMITH AT EMBREY MILL LLC	WILKINS TAHERA TERANE	S	No	\$329,550
		130026534X	11/20/2013	Multiple Owners	MILLER AND SMITH AT EMBREY MILL LLC	M	Yes	\$639,800
		CONV000000228870	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0759	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 33R SEC 1 3308 SQFT	
EMBREY MILL	

Scott Mayausky - Commissioner of the Revenue  
**Stafford County, Virginia**

Property Detail	
<b>NASH STAFFORD LLC</b> <b>13777 BALLANTYNE CORPORATE PL STE 250</b> <b>CHARLOTTE, NC 28277-3427</b>	<b>Property ID</b> 29G 1 J <b>Alternate ID</b> 49511 <b>Address</b> <b>Property Class</b> VACANT LAND / RESIDENTIAL <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.2746

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$300	\$0	<b>\$300</b>	\$300	\$0	\$0	<b>\$300</b>
2018	*Reassessment	\$300	\$0	<b>\$300</b>	\$300	\$0	\$0	<b>\$300</b>
2016	*Reassessment	\$300	\$0	<b>\$300</b>	\$300	\$0	\$0	<b>\$300</b>
2014	*Reassessment	\$1,000	\$0	<b>\$1,000</b>	\$1,000	\$0	\$0	<b>\$1,000</b>
2013	*Land Change	\$1,000	\$0	<b>\$1,000</b>	\$1,000	\$0	\$0	<b>\$1,000</b>
2012	*Reassessment	\$57,800	\$0	<b>\$57,800</b>	\$57,800	\$0	\$0	<b>\$57,800</b>
2010	*Reassessment	\$0	\$0	<b>\$0</b>	\$0	\$0	\$0	<b>\$0</b>
2009	*Land Change	\$0	\$0	<b>\$0</b>	\$0	\$0	\$0	<b>\$0</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		CONV000000230206	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	PD	0.2746	0.00	0.00	\$300

Legal Description	
Description	
PARCEL J-R SEC1A 11961 SF EMBREY MILL PM150000111	

**Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia**

Property Detail								
<b>ROSS SHAMAR F</b> <b>100 APRICOT ST</b> <b>STAFFORD, VA 22554</b>				<b>Property ID</b> 29G 1A 454 <b>Alternate ID</b> 54493 <b>Address</b> 100 APRICOT ST <b>Property Class</b> TOWNHOUSE - End Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.1006				
Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$253,300	<b>\$353,300</b>	\$100,000	\$0	\$253,300	<b>\$353,300</b>
2018	*Reassessment	\$100,000	\$234,600	<b>\$334,600</b>	\$100,000	\$0	\$234,600	<b>\$334,600</b>
2016	*New Cnstrctn Supp FA	\$90,000	\$241,500	<b>\$331,500</b>	\$90,000	\$0	\$241,500	<b>\$331,500</b>
2016	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		160008428	5/20/2016	MILLER AND SMITH AT STAFFORD LLC	ROSS SHAMAR F	S	No	\$360,850
		150015273X	8/31/2015	NASH STAFFORD LLC	MILLER AND SMITH AT STAFFORD LLC	M	Yes	\$1,069,923
		120001072	8/21/2015	NASH STAFFORD LLC	NASH STAFFORD LLC	M	Yes	\$0
Land Details								
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value			
	IH	0.1006	0.00	0.00	\$100,000			
Legal Description								
Description								
LOT 454 SEC 1A 4384 SQFT EMBREY MILL PM150000111								

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>EMBREY MILLS HOMEOWNERS ASSOC</b> <b>25 APRICOT ST</b> <b>STAFFORD, VA 22554-2566</b>	<b>Property ID</b> 29G 2 N <b>Alternate ID</b> 52066 <b>Address</b> 25 APRICOT ST <b>Property Class</b> RESTAURANT - SIT DOWN <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 1.4803

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$1,500	\$222,900	<b>\$224,400</b>	\$1,500	\$0	\$222,900	<b>\$224,400</b>
2018	*Reassessment	\$1,500	\$222,900	<b>\$224,400</b>	\$1,500	\$0	\$222,900	<b>\$224,400</b>
2016	*Reassessment	\$1,500	\$222,900	<b>\$224,400</b>	\$1,500	\$0	\$222,900	<b>\$224,400</b>
2014	*New Cnstrctn Supp FA	\$1,500	\$222,900	<b>\$224,400</b>	\$1,500	\$0	\$222,900	<b>\$224,400</b>
2014	*Reassessment	\$1,500	\$0	<b>\$1,500</b>	\$1,500	\$0	\$0	<b>\$1,500</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		150000487X	1/12/2015	NASH STAFFORD LLC	EMBREY MILLS HOMEOWNERS ASSOC	M	No	\$0
		CONV000000237379	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	CA	1.4803	0.00	0.00	\$1,500

Legal Description	
Description	
PARCEL N SEC 2 64480 SF	
EMBREY MILL	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>EMBREY MILLS HOMEOWNERS ASSOC</b> <b>25 APRICOT ST</b> <b>STAFFORD, VA 22554-2566</b>	<b>Property ID</b> 29G 2 P <b>Alternate ID</b> 52067 <b>Address</b> <b>Property Class</b> HOA & CONDO ASSN <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 3.2559

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	*Reassessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	*Reassessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015	*Exoneration	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014	*Reassessment	\$3,300	\$0	\$3,300	\$3,300	\$0	\$0	\$3,300

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		150000487X	1/12/2015	NASH STAFFORD LLC	EMBREY MILLS HOMEOWNERS ASSOC	M	Yes	\$0
		CONV000000237388	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	CA	3.2559	0.00	0.00	\$0

Legal Description	
Description	
PARCEL P-R 141825 SF SEC 2 EMBREY MILL PM130000132	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>PALACIOS LUIS A</b> <b>300 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 17 <b>Alternate ID</b> 51886 <b>Address</b> 300 SHIELDS RD <b>Property Class</b> TOWNHOUSE - End Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0663

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$261,900	<b>\$361,900</b>	\$100,000	\$0	\$261,900	<b>\$361,900</b>
2018	*Reassessment	\$100,000	\$242,400	<b>\$342,400</b>	\$100,000	\$0	\$242,400	<b>\$342,400</b>
2016	*Reassessment	\$90,000	\$249,600	<b>\$339,600</b>	\$90,000	\$0	\$249,600	<b>\$339,600</b>
2015	*New Cnstrctn Supp FA	\$90,000	\$259,100	<b>\$349,100</b>	\$90,000	\$0	\$259,100	<b>\$349,100</b>
2015	*Partial Assessment	\$90,000	\$139,500	<b>\$229,500</b>	\$90,000	\$0	\$139,500	<b>\$229,500</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		150001575	1/30/2015	MILLER AND SMITH AT STAFFORD LLC	PALACIOS LUIS A	S	No	\$352,450
		140009429X	6/26/2014	NASH STAFFORD LLC	MILLER AND SMITH AT STAFFORD LLC	M	Yes	\$758,448
		CONV000000235693	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0663	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 17R SEC 2 2886 SF EMBREY MILL PM130000132	

Scott Mayausky - Commissioner of the Revenue  
**Stafford County, Virginia**

Property Detail	
<b>ROSE TED A &amp; BAILEY R</b> <b>812 FORT SUMTER WAY</b> <b>SWANSBORO, NC 28584-8853</b>	<b>Property ID</b> 29G 2 16 <b>Alternate ID</b> 51885 <b>Address</b> 302 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0540

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$265,100	<b>\$365,100</b>	\$100,000	\$0	\$265,100	<b>\$365,100</b>
2018	*Reassessment	\$100,000	\$245,600	<b>\$345,600</b>	\$100,000	\$0	\$245,600	<b>\$345,600</b>
2016	*Reassessment	\$90,000	\$238,400	<b>\$328,400</b>	\$90,000	\$0	\$238,400	<b>\$328,400</b>
2015	*New Cnstrctn Supp FA	\$90,000	\$262,500	<b>\$352,500</b>	\$90,000	\$0	\$262,500	<b>\$352,500</b>
2015	*Partial Assessment	\$90,000	\$141,100	<b>\$231,100</b>	\$90,000	\$0	\$141,100	<b>\$231,100</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		150001578	1/30/2015	MILLER AND SMITH AT STAFFORD LLC	ROSE TED A & BAILEY R	S	No	\$334,830
		140009429X	6/26/2014	NASH STAFFORD LLC	MILLER AND SMITH AT STAFFORD LLC	M	Yes	\$758,448
		CONV000000235662	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0540	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 16R SEC 2 2354 SF EMBREY MILL PM130000132	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>DICIO DOUGLAS &amp; ERICA</b> <b>304 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 15 <b>Alternate ID</b> 51884 <b>Address</b> 304 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0540

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$260,300	<b>\$360,300</b>	\$100,000	\$0	\$260,300	<b>\$360,300</b>
2018	*Reassessment	\$100,000	\$240,900	<b>\$340,900</b>	\$100,000	\$0	\$240,900	<b>\$340,900</b>
2016	*Reassessment	\$90,000	\$233,800	<b>\$323,800</b>	\$90,000	\$0	\$233,800	<b>\$323,800</b>
2015	*New Cnstrctn Supp FA	\$90,000	\$257,500	<b>\$347,500</b>	\$90,000	\$0	\$257,500	<b>\$347,500</b>
2015	*Partial Assessment	\$90,000	\$139,500	<b>\$229,500</b>	\$90,000	\$0	\$139,500	<b>\$229,500</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		190019742	10/31/2019	STROUD CHRISTOPHER & MARICRIS	DICIO DOUGLAS & ERICA	S	No	\$375,000
		160003397	3/3/2016	STROUD CHRISTOPHER & MARICRIS	STROUD CHRISTOPHER & MARICRIS	S	No	\$0
		150005786	4/16/2015	MILLER AND SMITH AT STAFFORD LLC	STROUD CHRISTOPHER & MARICRIS	S	No	\$340,580
		140009429X	6/26/2014	NASH STAFFORD LLC	MILLER AND SMITH AT STAFFORD LLC	M	Yes	\$758,448
		CONV000000235627	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0540	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 15R SEC 2 2354 SF EMBREY MILL PM130000132	



Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>MAJOR DAVID MARK &amp; WENDY GRACE</b> <b>306 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 14 <b>Alternate ID</b> 51883 <b>Address</b> 306 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0540

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$263,700	<b>\$363,700</b>	\$100,000	\$0	\$263,700	<b>\$363,700</b>
2018	*Reassessment	\$100,000	\$244,200	<b>\$344,200</b>	\$100,000	\$0	\$244,200	<b>\$344,200</b>
2016	*Reassessment	\$90,000	\$237,000	<b>\$327,000</b>	\$90,000	\$0	\$237,000	<b>\$327,000</b>
2015	*New Cnstrctn Supp FA	\$90,000	\$260,900	<b>\$350,900</b>	\$90,000	\$0	\$260,900	<b>\$350,900</b>
2015	*Partial Assessment	\$90,000	\$140,400	<b>\$230,400</b>	\$90,000	\$0	\$140,400	<b>\$230,400</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		200011719	5/29/2020	FUNCK TRACY D	MAJOR DAVID MARK & WENDY GRACE	S	No	\$404,900
		180006156	4/18/2018	HORN MATTHEW L	FUNCK TRACY D	S	No	\$376,900
		150001517	1/29/2015	MILLER AND SMITH AT STAFFORD LLC	HORN MATTHEW L	S	No	\$356,700
		140009429X	6/26/2014	NASH STAFFORD LLC	MILLER AND SMITH AT STAFFORD LLC	M	Yes	\$758,448
		CONV000000235592	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0540	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 14R SEC 2 2354 SF EMBREY MILL PM130000132	

**Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia**

Property Detail	
<b>HEID ANDREA K</b> <b>308 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 13 <b>Alternate ID</b> 51882 <b>Address</b> 308 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0540

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$265,100	<b>\$365,100</b>	\$100,000	\$0	\$265,100	<b>\$365,100</b>
2018	*Reassessment	\$100,000	\$245,600	<b>\$345,600</b>	\$100,000	\$0	\$245,600	<b>\$345,600</b>
2016	*Reassessment	\$90,000	\$238,300	<b>\$328,300</b>	\$90,000	\$0	\$238,300	<b>\$328,300</b>
2015	*New Cnstrctn Supp FA	\$90,000	\$262,400	<b>\$352,400</b>	\$90,000	\$0	\$262,400	<b>\$352,400</b>
2015	*Partial Assessment	\$90,000	\$142,000	<b>\$232,000</b>	\$90,000	\$0	\$142,000	<b>\$232,000</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		190004365	3/29/2019	PRESSLEY RONALD	HEID ANDREA K	S	No	\$375,000
		150006399	4/27/2015	MILLER AND SMITH AT STAFFORD LLC	PRESSLEY RONALD	S	No	\$345,040
		140009429X	6/26/2014	NASH STAFFORD LLC	MILLER AND SMITH AT STAFFORD LLC	M	Yes	\$758,448
		CONV000000235559	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0540	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 13R SEC 2 2354 SF EMBREY MILL PM130000132	

Scott Mayausky - Commissioner of the Revenue  
**Stafford County, Virginia**

Property Detail	
<b>FULLER ROBERT &amp; ERIKA</b> <b>310 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 12 <b>Alternate ID</b> 51881 <b>Address</b> 310 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0540

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$261,900	<b>\$361,900</b>	\$100,000	\$0	\$261,900	<b>\$361,900</b>
2018	*Reassessment	\$100,000	\$242,400	<b>\$342,400</b>	\$100,000	\$0	\$242,400	<b>\$342,400</b>
2016	*Reassessment	\$90,000	\$235,300	<b>\$325,300</b>	\$90,000	\$0	\$235,300	<b>\$325,300</b>
2015	*New Cnstrctn Supp FA	\$90,000	\$259,100	<b>\$349,100</b>	\$90,000	\$0	\$259,100	<b>\$349,100</b>
2015	*Partial Assessment	\$90,000	\$140,300	<b>\$230,300</b>	\$90,000	\$0	\$140,300	<b>\$230,300</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		200023834	9/17/2020	GUTIERREZ LEROY & CHRISTINA	FULLER ROBERT & ERIKA	S	No	\$405,000
		150002905	2/24/2015	MILLER AND SMITH AT STAFFORD LLC	GUTIERREZ LEROY & CHRISTINA	S	No	\$344,550
		140009429X	6/26/2014	NASH STAFFORD LLC	MILLER AND SMITH AT STAFFORD LLC	M	Yes	\$758,448
		CONV000000235524	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
		0.0540	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 12R SEC 2 2354 SF EMBREY MILL PM130000132	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>AREGA SAMUEL &amp; DJURIC TANJA 312 SHIELDS RD STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 11 <b>Alternate ID</b> 51880 <b>Address</b> 312 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0540

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$263,500	<b>\$363,500</b>	\$100,000	\$0	\$263,500	<b>\$363,500</b>
2018	*Reassessment	\$100,000	\$244,000	<b>\$344,000</b>	\$100,000	\$0	\$244,000	<b>\$344,000</b>
2016	*Reassessment	\$90,000	\$236,800	<b>\$326,800</b>	\$90,000	\$0	\$236,800	<b>\$326,800</b>
2015	*Reval	\$90,000	\$260,800	<b>\$350,800</b>	\$90,000	\$0	\$260,800	<b>\$350,800</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		200016202	7/13/2020	MURPHY DANIEL & DIANA	AREGA SAMUEL &	S	No	\$395,500
		160017090	9/20/2016	OVALLE PAUL JAY & TERESA LYNN	MURPHY DANIEL & DIANA	S	No	\$350,000
		150000115	1/5/2015	MILLER AND SMITH AT STAFFORD LLC	OVALLE PAUL JAY & TERESA LYNN	S	No	\$360,000
		140009429X	6/26/2014	NASH STAFFORD LLC	MILLER AND SMITH AT STAFFORD LLC	M	No	\$758,448
		CONV000000235492	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0540	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 11R SEC 2 2354 SF EMBREY MILL PM130000132	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>KEPNER JASON &amp; WENDY</b> <b>314 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 10 <b>Alternate ID</b> 51879 <b>Address</b> 314 SHIELDS RD <b>Property Class</b> TOWNHOUSE - End Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0663

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$265,300	<b>\$365,300</b>	\$100,000	\$0	\$265,300	<b>\$365,300</b>
2018	*Reassessment	\$100,000	\$245,800	<b>\$345,800</b>	\$100,000	\$0	\$245,800	<b>\$345,800</b>
2016	*Reassessment	\$90,000	\$253,000	<b>\$343,000</b>	\$90,000	\$0	\$253,000	<b>\$343,000</b>
2015	*Reval	\$90,000	\$262,600	<b>\$352,600</b>	\$90,000	\$0	\$262,600	<b>\$352,600</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		200003785	2/20/2020	HERNANDEZ GIOVANNI GARAY	KEPNER JASON & WENDY	S	No	\$394,000
		170020495	11/14/2017	HOLCOMB KEVIN M & JAMIE M	HERNANDEZ GIOVANNI GARAY	S	No	\$381,000
		150000117	1/5/2015	MILLER AND SMITH AT STAFFORD LLC	HOLCOMB KEVIN M & JAMIE M	S	No	\$365,310
		140009429X	6/26/2014	NASH STAFFORD LLC	MILLER AND SMITH AT STAFFORD LLC	M	No	\$758,448
		CONV000000235459	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0663	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 10R SEC 2 2889 SF EMBREY MILL PM130000132	

**Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia**

Property Detail	
<b>WILLIAMS HONEY C</b> <b>316 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 9 <b>Alternate ID</b> 51878 <b>Address</b> 316 SHIELDS RD <b>Property Class</b> TOWNHOUSE - End Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0664

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$249,600	<b>\$349,600</b>	\$100,000	\$0	\$249,600	<b>\$349,600</b>
2018	*Reassessment	\$100,000	\$231,100	<b>\$331,100</b>	\$100,000	\$0	\$231,100	<b>\$331,100</b>
2016	*Reassessment	\$90,000	\$237,900	<b>\$327,900</b>	\$90,000	\$0	\$237,900	<b>\$327,900</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$246,900	<b>\$336,900</b>	\$90,000	\$0	\$246,900	<b>\$336,900</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		190021388	11/22/2019	WILLIAMS HONEY C &	WILLIAMS HONEY C	S	No	\$0
		180019081	11/14/2018	HECK JENNIFER ANN	WILLIAMS HONEY C &	S	No	\$360,000
		170001485	1/24/2017	COLE JENNIFER HECK	HECK JENNIFER ANN	S	No	\$0
		140012648	8/19/2014	MILLER AND SMITH AT STAFFORD LLC	COLE JENNIFER HECK	S	No	\$342,590
		140002515X	2/21/2014	Multiple Owners	MILLER AND SMITH AT STAFFORD LLC	M	No	\$846,904
		CONV000000235421	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0664	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 9R SEC 2 2892 SF EMBREY MILL PM130000132	

**Scott Mayausky - Commissioner of the Revenue**  
**Stafford County, Virginia**

Property Detail	
<b>HAIRSTON CATRENA</b> <b>318 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 8 <b>Alternate ID</b> 51877 <b>Address</b> 318 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0551

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$268,300	<b>\$368,300</b>	\$100,000	\$0	\$268,300	<b>\$368,300</b>
2018	*Reassessment	\$100,000	\$248,700	<b>\$348,700</b>	\$100,000	\$0	\$248,700	<b>\$348,700</b>
2016	*Reassessment	\$90,000	\$241,400	<b>\$331,400</b>	\$90,000	\$0	\$241,400	<b>\$331,400</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$265,800	<b>\$355,800</b>	\$90,000	\$0	\$265,800	<b>\$355,800</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		190010616	7/2/2019	DODDS THOMAS JOHN & DONA R	HAIRSTON CATRENA	S	No	\$375,000
		140011644	8/1/2014	MILLER AND SMITH AT STAFFORD LLC	DODDS THOMAS JOHN & DONA R	S	No	\$354,620
		140002515X	2/21/2014	Multiple Owners	MILLER AND SMITH AT STAFFORD LLC	M	No	\$846,904
		CONV000000235383	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0551	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 8R SEC 2 2399 SF EMBREY MILL PM130000132	

Scott Mayausky - Commissioner of the Revenue  
**Stafford County, Virginia**

Property Detail	
<b>QUINO MICHAEL J &amp; MICHELLE R</b> <b>320 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 7 <b>Alternate ID</b> 51876 <b>Address</b> 320 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0557

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$262,100	<b>\$362,100</b>	\$100,000	\$0	\$262,100	<b>\$362,100</b>
2018	*Reassessment	\$100,000	\$242,600	<b>\$342,600</b>	\$100,000	\$0	\$242,600	<b>\$342,600</b>
2016	*Reassessment	\$90,000	\$235,500	<b>\$325,500</b>	\$90,000	\$0	\$235,500	<b>\$325,500</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$259,200	<b>\$349,200</b>	\$90,000	\$0	\$259,200	<b>\$349,200</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		140012650	8/19/2014	MILLER AND SMITH AT STAFFORD LLC	QUINO MICHAEL J & MICHELLE R	S	No	\$354,430
		140002515X	2/21/2014	Multiple Owners	MILLER AND SMITH AT STAFFORD LLC	M	No	\$846,904
		CONV000000235349	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0557	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 7R SEC 2 2425 SF EMBREY MILL PM130000132	



Scott Mayausky - Commissioner of the Revenue  
**Stafford County, Virginia**

Property Detail	
<b>MOORE DALE &amp; PENHKAE</b> <b>322 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 6 <b>Alternate ID</b> 51875 <b>Address</b> 322 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0560

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$251,200	<b>\$351,200</b>	\$100,000	\$0	\$251,200	<b>\$351,200</b>
2018	*Reassessment	\$100,000	\$232,700	<b>\$332,700</b>	\$100,000	\$0	\$232,700	<b>\$332,700</b>
2016	*Reassessment	\$90,000	\$225,800	<b>\$315,800</b>	\$90,000	\$0	\$225,800	<b>\$315,800</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$248,600	<b>\$338,600</b>	\$90,000	\$0	\$248,600	<b>\$338,600</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		140013498	9/3/2014	MILLER AND SMITH AT STAFFORD LLC	MOORE DALE & PENHKAE	S	No	\$330,160
		140002515X	2/21/2014	Multiple Owners	MILLER AND SMITH AT STAFFORD LLC	M	No	\$846,904
		CONV000000235313	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0560	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 6R SEC 2 2440 SF EMBREY MILL PM130000132	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>HOFFMAN ROBERT C</b> <b>324 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 5 <b>Alternate ID</b> 51874 <b>Address</b> 324 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0562

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$265,100	<b>\$365,100</b>	\$100,000	\$0	\$265,100	<b>\$365,100</b>
2018	*Reassessment	\$100,000	\$245,600	<b>\$345,600</b>	\$100,000	\$0	\$245,600	<b>\$345,600</b>
2016	*Reassessment	\$90,000	\$238,400	<b>\$328,400</b>	\$90,000	\$0	\$238,400	<b>\$328,400</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$262,500	<b>\$352,500</b>	\$90,000	\$0	\$262,500	<b>\$352,500</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		200014535	6/25/2020	THOMPSON LEWIS EVON III	HOFFMAN ROBERT C	S	No	\$400,000
		140014925	9/30/2014	MILLER AND SMITH AT STAFFORD LLC	THOMPSON LEWIS EVON III	S	No	\$354,870
		140002515X	2/21/2014	Multiple Owners	MILLER AND SMITH AT STAFFORD LLC	M	No	\$846,904
		CONV000000238112	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0562	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 5R SEC 2 2446 SF EMBREY MILL PM130000132	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>GENOVESE JOHN &amp; KATHERINE T</b> <b>326 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 4 <b>Alternate ID</b> 51873 <b>Address</b> 326 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0562

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$265,100	<b>\$365,100</b>	\$100,000	\$0	\$265,100	<b>\$365,100</b>
2018	*Reassessment	\$100,000	\$245,600	<b>\$345,600</b>	\$100,000	\$0	\$245,600	<b>\$345,600</b>
2016	*Reassessment	\$90,000	\$238,300	<b>\$328,300</b>	\$90,000	\$0	\$238,300	<b>\$328,300</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$262,400	<b>\$352,400</b>	\$90,000	\$0	\$262,400	<b>\$352,400</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		200017115	7/22/2020	HOFFORD STEPHEN LLOYD & RACHEL CUFF	GENOVESE JOHN & KATHERINE T	S	No	\$410,000
		140012277	8/12/2014	MILLER AND SMITH AT STAFFORD LLC	HOFFORD STEPHEN LLOYD & RACHEL CUFF	S	No	\$328,800
		140002515X	2/21/2014	Multiple Owners	MILLER AND SMITH AT STAFFORD LLC	M	No	\$846,904
		CONV000000238107	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0562	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 4R SEC 2 2449 SF EMBREY MILL PM130000132	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>COOPER RALPH MURRAY JR</b> <b>328 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 3
	<b>Alternate ID</b> 51872
	<b>Address</b> 328 SHIELDS RD
	<b>Property Class</b> TOWNHOUSE - Interior Unit
	<b>Neighborhood</b> 290700 EMBREY MILL
	<b>Deeded Acres</b> 0.0563

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$263,700	<b>\$363,700</b>	\$100,000	\$0	\$263,700	<b>\$363,700</b>
2018	*Reassessment	\$100,000	\$244,200	<b>\$344,200</b>	\$100,000	\$0	\$244,200	<b>\$344,200</b>
2016	*Reassessment	\$90,000	\$237,000	<b>\$327,000</b>	\$90,000	\$0	\$237,000	<b>\$327,000</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$260,900	<b>\$350,900</b>	\$90,000	\$0	\$260,900	<b>\$350,900</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		140012275	8/12/2014	MILLER AND SMITH AT STAFFORD LLC	COOPER RALPH MURRAY JR	S	No	\$353,830
		140002515X	2/21/2014	Multiple Owners	MILLER AND SMITH AT STAFFORD LLC	M	No	\$846,904
		CONV000000238101	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0563	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 3 SEC 2 2453 SF EMBREY MILL PM130000132	

Scott Mayausky - Commissioner of the Revenue  
**Stafford County, Virginia**

Property Detail	
<b>CANNON CHRISTOPHER SEAN ANDRE &amp; KRIS</b> <b>330 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 2 <b>Alternate ID</b> 51871 <b>Address</b> 330 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0564

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$252,800	<b>\$352,800</b>	\$100,000	\$0	\$252,800	<b>\$352,800</b>
2018	*Reassessment	\$100,000	\$234,200	<b>\$334,200</b>	\$100,000	\$0	\$234,200	<b>\$334,200</b>
2016	*Reassessment	\$90,000	\$227,300	<b>\$317,300</b>	\$90,000	\$0	\$227,300	<b>\$317,300</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$250,200	<b>\$340,200</b>	\$90,000	\$0	\$250,200	<b>\$340,200</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		140011553	7/31/2014	MILLER AND SMITH AT STAFFORD LLC	CANNON CHRISTOPHER SEAN ANDRE & KRIS	S	No	\$336,140
		140002515X	2/21/2014	Multiple Owners	MILLER AND SMITH AT STAFFORD LLC	M	No	\$846,904
		CONV000000238096	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0564	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 2R SEC 2 2457 SF EMBREY MILL PM130000132	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>COOK JESSE &amp; LESLEY</b> <b>332 SHIELDS RD</b> <b>STAFFORD, VA 22554-2534</b>	<b>Property ID</b> 29G 2 1 <b>Alternate ID</b> 51870 <b>Address</b> 332 SHIELDS RD <b>Property Class</b> TOWNHOUSE - End Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0688

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$263,500	<b>\$363,500</b>	\$100,000	\$0	\$263,500	<b>\$363,500</b>
2018	*Reassessment	\$100,000	\$244,000	<b>\$344,000</b>	\$100,000	\$0	\$244,000	<b>\$344,000</b>
2016	*Reassessment	\$90,000	\$251,200	<b>\$341,200</b>	\$90,000	\$0	\$251,200	<b>\$341,200</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$260,800	<b>\$350,800</b>	\$90,000	\$0	\$260,800	<b>\$350,800</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		190005040	4/10/2019	SOLOMON SHERINETTE I	COOK JESSE & LESLEY	S	No	\$390,000
		140012552	8/18/2014	MILLER AND SMITH AT STAFFORD LLC	SOLOMON SHERINETTE I	S	No	\$366,870
		140002515X	2/21/2014	Multiple Owners	MILLER AND SMITH AT STAFFORD LLC	M	No	\$846,904
		CONV000000238089	1/25/2013 12:00:02 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/25/2013 12:00:01 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072	1/1/1900		NASH STAFFORD LLC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0688	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 1R SEC 2 2999 SF EMBREY MILL PM130000132	

Scott Mayausky - Commissioner of the Revenue  
**Stafford County, Virginia**

Property Detail	
<b>HAGER BEVERLY ALANA</b> <b>912 COURTHOUSE ROAD</b> <b>STAFFORD, VA 22554-7008</b>	<b>Property ID</b> 29 74 <b>Alternate ID</b> 18092 <b>Address</b> 912 COURTHOUSE RD <b>Property Class</b> 2-Single Family- Suburban <b>Neighborhood</b> 290000 MAIN MAP 29 <b>Deeded Acres</b> 1.9790

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$90,000	\$245,000	<b>\$335,000</b>	\$90,000	\$0	\$245,000	<b>\$335,000</b>
2018	*Reassessment	\$85,000	\$230,700	<b>\$315,700</b>	\$85,000	\$0	\$230,700	<b>\$315,700</b>
2016	*Reassessment	\$80,000	\$229,200	<b>\$309,200</b>	\$80,000	\$0	\$229,200	<b>\$309,200</b>
2014	*Reassessment	\$80,000	\$210,200	<b>\$290,200</b>	\$80,000	\$0	\$210,200	<b>\$290,200</b>
2012	*Reassessment	\$75,000	\$200,300	<b>\$275,300</b>	\$75,000	\$0	\$200,300	<b>\$275,300</b>
2011	*Reval	\$90,000	\$173,500	<b>\$263,500</b>	\$90,000	\$0	\$173,500	<b>\$263,500</b>
2010	*Reassessment	\$90,000	\$154,500	<b>\$244,500</b>	\$90,000	\$0	\$154,500	<b>\$244,500</b>
2008	*Reassessment	\$160,000	\$184,600	<b>\$344,600</b>	\$160,000	\$0	\$184,600	<b>\$344,600</b>
2006	*Reassessment	\$110,000	\$294,500	<b>\$404,500</b>	\$110,000	\$0	\$294,500	<b>\$404,500</b>
2004	2004 Reassessment	\$63,000	\$156,000	<b>\$219,000</b>	\$63,000	\$0	\$156,000	<b>\$219,000</b>
2002		\$37,000	\$138,000	<b>\$175,000</b>	\$37,000	\$0	\$138,000	<b>\$175,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
B285	P101	CONV000000083418	1/1/1976 12:00:01 AM	See Clerk Of Courts Records 26152	HAGER BEVERLY ALANA		No	\$0
B285	P101	CONV000000083410	1/1/1900		See Clerk Of Courts Records 26152		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	1.0000	0.00	0.00	\$80,000
	A1	0.9790	0.00	0.00	\$10,000

Legal Description	
Description	
C H ROAD 1.979 AC ST HWY PB14 PG392-393	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>HAGER ROY E</b> <b>922 COURTHOUSE RD</b> <b>STAFFORD, VA 22554-7008</b>	<b>Property ID</b> 29 748 <b>Alternate ID</b> 18094 <b>Address</b> 922 COURTHOUSE RD <b>Property Class</b> 2-Single Family- Suburban <b>Neighborhood</b> 290000 MAIN MAP 29 <b>Deeded Acres</b> 0.9880

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$80,000	\$154,000	<b>\$234,000</b>	\$80,000	\$0	\$154,000	<b>\$234,000</b>
2018	*Reassessment	\$75,000	\$141,800	<b>\$216,800</b>	\$75,000	\$0	\$141,800	<b>\$216,800</b>
2016	*Reassessment	\$70,000	\$141,800	<b>\$211,800</b>	\$70,000	\$0	\$141,800	<b>\$211,800</b>
2014	*Reassessment	\$70,000	\$134,300	<b>\$204,300</b>	\$70,000	\$0	\$134,300	<b>\$204,300</b>
2012	*Reassessment	\$65,000	\$121,600	<b>\$186,600</b>	\$65,000	\$0	\$121,600	<b>\$186,600</b>
2010	*Reassessment	\$80,000	\$122,000	<b>\$202,000</b>	\$80,000	\$0	\$122,000	<b>\$202,000</b>
2008	*Reassessment	\$115,000	\$162,000	<b>\$277,000</b>	\$115,000	\$0	\$162,000	<b>\$277,000</b>
2006	*Reassessment	\$85,000	\$241,800	<b>\$326,800</b>	\$85,000	\$0	\$241,800	<b>\$326,800</b>
2004	2004 Reassessment	\$50,000	\$100	<b>\$50,100</b>	\$50,000	\$0	\$100	<b>\$50,100</b>
2002		\$30,000	\$7,300	<b>\$37,300</b>	\$30,000	\$0	\$7,300	<b>\$37,300</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		170005402	3/24/2017	GARDNER MICHAEL S & MICHELLE L HAGER	HAGER ROY E	S	No	\$0
		100015103	9/22/2010 12:00:06 AM	GARDNER MICHAEL S & MICHELLE L	GARDNER MICHAEL S & MICHELLE L HAGER		No	\$0
		060004609	2/3/2006 12:00:05 AM	HAGER ROY E	GARDNER MICHAEL S & MICHELLE L		No	\$300,000
		050010395R	3/28/2005 12:00:04 AM	HAGER BEVERLY ALANA & DANIEL J	HAGER ROY E		No	\$0
		CONV000000083485	11/19/2004 12:00:03 AM	HAGER ROY E	HAGER BEVERLY ALANA & DANIEL J		Yes	\$0
		040045021	11/19/2004 12:00:02 AM	HAGER BEVERLY A	HAGER ROY E		Yes	\$0
B285	P101	CONV000000083463	1/1/1976 12:00:01 AM	See Clerk Of Courts Records 26154	HAGER BEVERLY A		Yes	\$0
B285	P101	CONV000000083452	1/1/1900		See Clerk Of Courts Records 26154		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.9880	0.00	0.00	\$80,000

Legal Description	
Description	
C H ROAD 0.988 AC ST HWY PB 15 PG 17-20	



Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>FRITTER IRENE VASQUEZ</b> <b>936 COURTHOUSE ROAD</b> <b>STAFFORD, VA 22554-7008</b>	<b>Property ID</b> 29 75 <b>Alternate ID</b> 18095 <b>Address</b> 936 COURTHOUSE RD <b>Property Class</b> 2-Single Family- Suburban <b>Neighborhood</b> 290000 MAIN MAP 29 <b>Deeded Acres</b> 2.4573

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$90,000	\$197,500	<b>\$287,500</b>	\$90,000	\$0	\$197,500	<b>\$287,500</b>
2018	*Reassessment	\$85,000	\$167,000	<b>\$252,000</b>	\$85,000	\$0	\$167,000	<b>\$252,000</b>
2016	*Reassessment	\$80,000	\$151,900	<b>\$231,900</b>	\$80,000	\$0	\$151,900	<b>\$231,900</b>
2014	*Reassessment	\$80,000	\$134,300	<b>\$214,300</b>	\$80,000	\$0	\$134,300	<b>\$214,300</b>
2012	*Reassessment	\$75,000	\$122,700	<b>\$197,700</b>	\$75,000	\$0	\$122,700	<b>\$197,700</b>
2010	*Reassessment	\$90,000	\$113,700	<b>\$203,700</b>	\$90,000	\$0	\$113,700	<b>\$203,700</b>
2008	*Reassessment	\$160,000	\$149,900	<b>\$309,900</b>	\$160,000	\$0	\$149,900	<b>\$309,900</b>
2006	*Reassessment	\$122,000	\$249,300	<b>\$371,300</b>	\$122,000	\$0	\$249,300	<b>\$371,300</b>
2004	2004 Reassessment	\$79,900	\$125,600	<b>\$205,500</b>	\$79,900	\$0	\$125,600	<b>\$205,500</b>
2002		\$51,800	\$110,600	<b>\$162,400</b>	\$51,800	\$0	\$110,600	<b>\$162,400</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
B132	P463	CONV000000083563	7/8/2009 12:00:03 AM	FRITTER JOHN IRA &	FRITTER IRENE VASQUEZ		No	\$0
B488	P045	CONV000000083550	1/1/1960 12:00:02 AM	FRITTER JOHN IRA & IRENE ELIZABETH V	FRITTER JOHN IRA &		Yes	\$0
B488	P045	CONV000000083538	1/1/1960 12:00:01 AM	See Clerk Of Courts Records 26155	FRITTER JOHN IRA & IRENE ELIZABETH V		Yes	\$0
B488	P045	CONV000000083528	1/1/1900		See Clerk Of Courts Records 26155		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
		1.0000	0.00	0.00	\$80,000
		1.4573	0.00	0.00	\$10,000

Legal Description	
Description	
NR STAFFORD 2.4573 AC ST HWY PB 15 PG 84-85	
2.0213 & .29 & 7532 SQFT	

Scott Mayausky - Commissioner of the Revenue  
**Stafford County, Virginia**

Property Detail	
<b>RODERICK MANUEL DAVID &amp; KATHY IRENE</b> <b>930 COURTHOUSE ROAD</b> <b>STAFFORD, VA 22554-7008</b>	<b>Property ID</b> 29 75A <b>Alternate ID</b> 44695 <b>Address</b> 930 COURTHOUSE RD <b>Property Class</b> 2-Single Family- Suburban <b>Neighborhood</b> 290000 MAIN MAP 29 <b>Deeded Acres</b> 1.6250

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$85,000	\$293,600	<b>\$378,600</b>	\$85,000	\$0	\$293,600	<b>\$378,600</b>
2018	*Reassessment	\$80,000	\$276,000	<b>\$356,000</b>	\$80,000	\$0	\$276,000	<b>\$356,000</b>
2016	*Reassessment	\$75,000	\$233,600	<b>\$308,600</b>	\$75,000	\$0	\$233,600	<b>\$308,600</b>
2014	*Reassessment	\$75,000	\$242,400	<b>\$317,400</b>	\$75,000	\$0	\$242,400	<b>\$317,400</b>
2012	*Reassessment	\$70,000	\$219,500	<b>\$289,500</b>	\$70,000	\$0	\$219,500	<b>\$289,500</b>
2010	*Reassessment	\$85,000	\$207,500	<b>\$292,500</b>	\$85,000	\$0	\$207,500	<b>\$292,500</b>
2008	*Reassessment	\$145,000	\$276,500	<b>\$421,500</b>	\$145,000	\$0	\$276,500	<b>\$421,500</b>
2006	Supplement (01)	\$100,800	\$434,400	<b>\$535,200</b>	\$100,800	\$0	\$434,400	<b>\$535,200</b>
2006	*Reassessment	\$100,800	\$341,500	<b>\$442,300</b>	\$100,800	\$0	\$341,500	<b>\$442,300</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		CONV000000211472	1/10/2005 12:00:02 AM	RODERICK MANUEL DAVID &	RODERICK MANUEL DAVID & KATHY IRENE		No	\$0
		050000953	1/10/2005 12:00:01 AM	FRITTER JOHN IRA & IRENE ELIZABETH	RODERICK MANUEL DAVID &		No	\$0
		050000953	1/1/1900		FRITTER JOHN IRA & IRENE ELIZABETH		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	1.0000	0.00	0.00	\$80,000
	A1	0.6250	0.00	0.00	\$5,000

Legal Description	
Description	
PARCEL 2 1.625 AC ST HWY PB 15 PG 44-45	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>MCCONCHIE EUGENE E &amp; MARY IRENE</b> <b>952 COURTHOUSE ROAD</b> <b>STAFFORD, VA 22554-7008</b>	<b>Property ID</b> 29 76B <b>Alternate ID</b> 18097 <b>Address</b> 952 COURTHOUSE RD <b>Property Class</b> 2-Single Family- Suburban <b>Neighborhood</b> 290000 MAIN MAP 29 <b>Deeded Acres</b> 1.8800

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$85,000	\$181,600	<b>\$266,600</b>	\$85,000	\$0	\$181,600	<b>\$266,600</b>
2018	*Reassessment	\$80,000	\$152,700	<b>\$232,700</b>	\$80,000	\$0	\$152,700	<b>\$232,700</b>
2016	*Reassessment	\$75,000	\$138,000	<b>\$213,000</b>	\$75,000	\$0	\$138,000	<b>\$213,000</b>
2014	*Reassessment	\$75,000	\$119,300	<b>\$194,300</b>	\$75,000	\$0	\$119,300	<b>\$194,300</b>
2012	*Reassessment	\$70,000	\$108,200	<b>\$178,200</b>	\$70,000	\$0	\$108,200	<b>\$178,200</b>
2010	*Reassessment	\$85,000	\$103,400	<b>\$188,400</b>	\$85,000	\$0	\$103,400	<b>\$188,400</b>
2008	*Reassessment	\$145,000	\$138,500	<b>\$283,500</b>	\$145,000	\$0	\$138,500	<b>\$283,500</b>
2006	*Reassessment	\$107,000	\$234,100	<b>\$341,100</b>	\$107,000	\$0	\$234,100	<b>\$341,100</b>
2004	2004 Reassessment	\$62,000	\$116,500	<b>\$178,500</b>	\$62,000	\$0	\$116,500	<b>\$178,500</b>
2002		\$36,200	\$103,800	<b>\$140,000</b>	\$36,200	\$0	\$103,800	<b>\$140,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
B262	P465	CONV000000083607	1/1/1974 12:00:01 AM	See Clerk Of Courts Records 26157	MCCONCHIE EUGENE E & MARY IRENE		No	\$0
B262	P465	CONV000000083598	1/1/1900		See Clerk Of Courts Records 26157		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	1.0000	0.00	0.00	\$80,000
	A1	0.8800	0.00	0.00	\$5,000

Legal Description	
Description	
.31 AC & 68505 SQFT	
C H RD	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
FRITTER IRENE VASQUEZ & MARY IRENE M 936 COURTHOUSE ROAD STAFFORD, VA 22554-7008	<b>Property ID</b> 29 78 <b>Alternate ID</b> 18099 <b>Address</b> 962 COURTHOUSE RD <b>Property Class</b> 2-Single Family- Suburban <b>Neighborhood</b> 290000 MAIN MAP 29 <b>Deeded Acres</b> 18.5000

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$303,000	\$192,900	<b>\$495,900</b>	\$303,000	\$0	\$192,900	<b>\$495,900</b>
2018	*Reassessment	\$293,000	\$174,200	<b>\$467,200</b>	\$293,000	\$0	\$174,200	<b>\$467,200</b>
2016	*Reassessment	\$283,000	\$167,800	<b>\$450,800</b>	\$283,000	\$0	\$167,800	<b>\$450,800</b>
2014	*Reassessment	\$283,000	\$145,800	<b>\$428,800</b>	\$283,000	\$0	\$145,800	<b>\$428,800</b>
2012	*Reassessment	\$273,000	\$134,400	<b>\$407,400</b>	\$273,000	\$0	\$134,400	<b>\$407,400</b>
2010	*Reassessment	\$337,500	\$132,300	<b>\$469,800</b>	\$337,500	\$0	\$132,300	<b>\$469,800</b>
2008	*Reassessment	\$522,500	\$174,900	<b>\$697,400</b>	\$522,500	\$0	\$174,900	<b>\$697,400</b>
2006	Land use	\$462,500	\$238,900	<b>\$701,400</b>	\$173,800	\$3,800	\$238,900	<b>\$412,700</b>
2006	*Reassessment	\$462,500	\$238,900	<b>\$701,400</b>	\$174,000	\$4,000	\$238,900	<b>\$412,900</b>
2004	2004 Land Use	\$207,000	\$116,700	<b>\$323,700</b>	\$114,000	\$4,000	\$116,700	<b>\$230,700</b>
2004	2004 Reassessment	\$207,000	\$116,700	<b>\$323,700</b>	\$207,000	\$0	\$116,700	<b>\$323,700</b>
2002		\$145,500	\$95,500	<b>\$241,000</b>	\$64,200	\$64,200	\$95,500	<b>\$159,700</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		CONV000000083708	7/8/2009 12:00:07 AM	FRITTER IRENE VASQUEZ &	FRITTER IRENE VASQUEZ & MARY IRENE M		No	\$0
		090000158W	7/8/2009 12:00:06 AM	FRITTER JOHN IRA &	FRITTER IRENE VASQUEZ &		No	\$0
		020000059W	12/10/2002 12:00:05 AM	FRITTER NELLIE IRENE	FRITTER JOHN IRA &		No	\$0
		CONV000000083674	12/1/2001 12:00:04 AM	FRITTER NELLIE IRENE	FRITTER NELLIE IRENE		No	\$0
		020000058W	12/1/2001 12:00:03 AM	IRA M FRITTER	FRITTER NELLIE IRENE		No	\$0
		CONV000000083654	1/1/1936 12:00:02 AM	COR Records 11641	IRA M FRITTER		No	\$0
		CONV000000083645	1/1/1936 12:00:01 AM	See Clerk Of Courts Records 26159	COR Records 11641		No	\$0
		CONV000000083634	1/1/1900		See Clerk Of Courts Records 26159		No	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	1.0000	0.00	0.00	\$80,000
	IH	1.0000	0.00	0.00	\$80,000
	A1	11.5000	0.00	0.00	\$138,000
	WL	5.0000	0.00	0.00	\$5,000

Legal Description	
Description	
NR C H 18.5 AC	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>YOGI HOSPITALITY LLC</b> <b>8 LAKEWIND LN</b> <b>STAFFORD, VA 22554-8500</b>	<b>Property ID</b> 29 79 <b>Alternate ID</b> 18101 <b>Address</b> <b>Property Class</b> VACANT LAND / COMMERCIAL <b>Neighborhood</b> 290000 MAIN MAP 29 <b>Deeded Acres</b> 16.1401

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$911,300	\$0	\$911,300	\$911,300	\$0	\$0	\$911,300
2018	*Reassessment	\$911,300	\$0	\$911,300	\$911,300	\$0	\$0	\$911,300
2016	*Reassessment	\$911,300	\$0	\$911,300	\$911,300	\$0	\$0	\$911,300
2014	*Reassessment	\$911,300	\$0	\$911,300	\$911,300	\$0	\$0	\$911,300
2012	*Reassessment	\$911,300	\$0	\$911,300	\$911,300	\$0	\$0	\$911,300
2010	*Hearing Change	\$911,300	\$0	\$911,300	\$911,300	\$0	\$0	\$911,300
2010	*Reassessment	\$1,516,200	\$0	\$1,516,200	\$1,516,200	\$0	\$0	\$1,516,200
2008	*Hearing Change	\$1,000,000	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$1,000,000
2008	*Reassessment	\$1,516,200	\$0	\$1,516,200	\$1,516,200	\$0	\$0	\$1,516,200
2006	*Reassessment	\$960,000	\$0	\$960,000	\$960,000	\$0	\$0	\$960,000
2004	2004 Reassessment	\$574,800	\$0	\$574,800	\$574,800	\$0	\$0	\$574,800
2002		\$574,800	\$0	\$574,800	\$574,800	\$0	\$0	\$574,800

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		070019481	8/10/2007 12:00:02 AM	ESTES EXPRESS LINES	YOGI HOSPITALITY LLC		Yes	\$1,627,500
B653	P474	CONV000000083755	12/1/1988 12:00:01 AM	See Clerk Of Courts Records 26161	ESTES EXPRESS LINES		Yes	\$411,840
B653	P474	CONV000000083743	1/1/1900		See Clerk Of Courts Records 26161		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	B2	9.5200	0.00	0.00	\$622,000
	A1	4.3661	0.00	0.00	\$285,300
	WL	4.0200	0.00	0.00	\$4,000

Legal Description	
Description	
C H ROAD 16.14006 AC ST HWY PB 15 PG 124-129	

**Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia**

### Property Detail

<p><b>SCOTT MICHAEL W TRUSTEE</b>  <b>1420 BEVERLY RD STE 240</b>  <b>MCLEAN, VA 22101-3735</b></p>	<p><b>Property ID</b> 29 80  <b>Alternate ID</b> 18102  <b>Address</b> 1024 COURTHOUSE RD  <b>Property Class</b> VACANT LAND / COMMERCIAL  <b>Neighborhood</b> 290000 MAIN MAP 29  <b>Deeded Acres</b> 29.0067</p>
---	--

## Value History

Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$1,579,400	\$0	\$1,579,400	\$1,579,400	\$0	\$0	\$1,579,400
2018	*Reassessment	\$1,263,500	\$0	\$1,263,500	\$1,263,500	\$0	\$0	\$1,263,500
2017	*Hwy Take	\$1,263,500	\$0	\$1,263,500	\$1,263,500	\$0	\$0	\$1,263,500
2016	*Reassessment	\$1,337,100	\$0	\$1,337,100	\$1,337,100	\$0	\$0	\$1,337,100
2014	*Reassessment	\$1,337,100	\$0	\$1,337,100	\$1,337,100	\$0	\$0	\$1,337,100
2012	*Reassessment	\$1,337,100	\$0	\$1,337,100	\$1,337,100	\$0	\$0	\$1,337,100
2010	*Reassessment	\$1,337,100	\$0	\$1,337,100	\$1,337,100	\$0	\$0	\$1,337,100
2008	*Reassessment	\$1,337,100	\$0	\$1,337,100	\$1,337,100	\$0	\$0	\$1,337,100
2006	*Reassessment	\$920,900	\$0	\$920,900	\$920,900	\$0	\$0	\$920,900
2004	2004 Reassessment	\$767,400	\$0	\$767,400	\$767,400	\$0	\$0	\$767,400
2002		\$767,500	\$0	\$767,500	\$767,500	\$0	\$0	\$767,500

## Sales History

Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		120026012	12/6/2012 12:00:03 AM	MOLONEY JAMES B & JOHN W FISHER	SCOTT MICHAEL W TRUSTEE		Yes	\$0
B666	P559	CONV000000083833	3/1/1989 12:00:02 AM	MOLONEY JAMES B & JOHN W FISHER TRUS	MOLONEY JAMES B & JOHN W FISHER		Yes	\$2,640,000
B666	P559	CONV000000083786	3/1/1989 12:00:01 AM	See Clerk Of Courts Records 26162	MOLONEY JAMES B & JOHN W FISHER TRUS		Yes	\$2,640,000
B666	P559	CONV000000083775	1/1/1900		See Clerk Of Courts Records 26162		Yes	\$0

## Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	B2	29.0067	0.00	0.00	\$1,579,400

## Legal Description

Description
TM 29-80 29.0067 AC PM170000022

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
COMMONWEALTH OF VIRGINIA 1401 E BROAD ST RICHMOND, VA 23219-2000	<b>Property ID</b> 29 80B <b>Alternate ID</b> 18104 <b>Address</b> 1016 COURTHOUSE RD <b>Property Class</b> 72-State Govt <b>Neighborhood</b> 290000 MAIN MAP 29 <b>Deeded Acres</b> 8.8400

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$4,235,800	\$352,400	\$4,588,200	\$4,235,800	\$0	\$352,400	\$4,588,200
2018	*Reassessment	\$3,850,700	\$352,400	\$4,203,100	\$3,850,700	\$0	\$352,400	\$4,203,100
2016	*Reassessment	\$3,850,700	\$352,400	\$4,203,100	\$3,850,700	\$0	\$352,400	\$4,203,100
2014	*Reassessment	\$3,850,700	\$352,400	\$4,203,100	\$3,850,700	\$0	\$352,400	\$4,203,100
2012	*Reassessment	\$3,850,700	\$352,400	\$4,203,100	\$3,850,700	\$0	\$352,400	\$4,203,100
2010	*Reassessment	\$3,850,700	\$352,400	\$4,203,100	\$3,850,700	\$0	\$352,400	\$4,203,100
2008	*Reassessment	\$4,620,800	\$352,400	\$4,973,200	\$4,620,800	\$0	\$352,400	\$4,973,200
2006	*Reassessment	\$1,540,300	\$352,400	\$1,892,700	\$1,540,300	\$0	\$352,400	\$1,892,700
2004	2004 Reassessment	\$1,448,200	\$352,400	\$1,800,600	\$1,448,200	\$0	\$352,400	\$1,800,600
2002		\$1,447,200	\$345,500	\$1,792,700	\$1,447,200	\$0	\$345,500	\$1,792,700

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		CONV000000083915	6/1/1984 12:00:02 AM	COMMONWEALTH OF VIRGINIA	COMMONWEALTH OF VIRGINIA		Yes	\$0
B460	P796	CONV000000083902	6/1/1984 12:00:01 AM	See Clerk Of Courts Records 26165	COMMONWEALTH OF VIRGINIA		Yes	\$196,446
B460	P796	CONV000000083894	1/1/1900		See Clerk Of Courts Records 26165		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	B2	8.8400	0.00	0.00	\$4,235,800

Legal Description	
Description	
C H ROAD 8.84 AC	
COMMUTER PARKING LOT	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>STENCAVAGE DARLA L &amp; PETER M</b> <b>12 BOOTH CT</b> <b>STAFFORD, VA 22554-8838</b>	<b>Property ID</b> 29C 7 711 <b>Alternate ID</b> 41926 <b>Address</b> 12 BOOTH CT <b>Property Class</b> 2-Single Family- Suburban <b>Neighborhood</b> 290300 AUSTIN RIDGE <b>Deeded Acres</b> 0.3949

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$120,000	\$314,800	<b>\$434,800</b>	\$120,000	\$0	\$314,800	<b>\$434,800</b>
2018	*Reassessment	\$120,000	\$298,000	<b>\$418,000</b>	\$120,000	\$0	\$298,000	<b>\$418,000</b>
2016	*Reassessment	\$120,000	\$291,200	<b>\$411,200</b>	\$120,000	\$0	\$291,200	<b>\$411,200</b>
2014	*Reassessment	\$120,000	\$286,300	<b>\$406,300</b>	\$120,000	\$0	\$286,300	<b>\$406,300</b>
2012	*Reassessment	\$115,000	\$247,200	<b>\$362,200</b>	\$115,000	\$0	\$247,200	<b>\$362,200</b>
2010	*Reassessment	\$115,000	\$252,700	<b>\$367,700</b>	\$115,000	\$0	\$252,700	<b>\$367,700</b>
2008	*Reassessment	\$175,000	\$287,600	<b>\$462,600</b>	\$175,000	\$0	\$287,600	<b>\$462,600</b>
2006	*Reassessment	\$165,000	\$385,800	<b>\$550,800</b>	\$165,000	\$0	\$385,800	<b>\$550,800</b>
2004	Supplement (01)	\$70,000	\$261,100	<b>\$331,100</b>	\$70,000	\$0	\$261,100	<b>\$331,100</b>
2004	2004 Reassessment	\$75,000	\$0	<b>\$75,000</b>	\$75,000	\$0	\$0	<b>\$75,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		130010308	4/26/2013 12:00:07 AM	WELLS FARGO BANK NA	STENCAVAGE DARLA L & PETER M		No	\$389,900
		110018692	11/4/2011 12:00:06 AM	CHUKWUEZI COLUMBUS C & EMILIA A	WELLS FARGO BANK NA		No	\$357,711
		040022524	6/14/2004 12:00:05 AM	RIDGEWOOD CONSTRUCTION INC	CHUKWUEZI COLUMBUS C & EMILIA A		No	\$364,463
		040010222X	3/16/2004 12:00:04 AM	RIDGEWOOD HOMES INC	RIDGEWOOD CONSTRUCTION INC		No	\$0
		030035375X	8/27/2003 12:00:03 AM	ROCKY RIDGE JOINT VENTURE	RIDGEWOOD HOMES INC		Yes	\$3,610,000
848	078	CONV000000195366	6/9/2003 12:00:02 AM	See Clerk Of Courts Records 58013	ROCKY RIDGE JOINT VENTURE		Yes	\$0
848	078	CONV000000195353	6/9/2003 12:00:01 AM	SUBSETUP BY ROCKY RIDGE JOINT VENTUR	See Clerk Of Courts Records 58013		Yes	\$0
848	078	CONV000000195346	1/1/1900		SUBSETUP BY ROCKY RIDGE JOINT VENTUR		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.3949	0.00	0.00	\$120,000

Legal Description	
Description	
LOT 711 SEC 7 17203 SQ FT	
AUSTIN RIDGE	



Scott Mayausky - Commissioner of the Revenue  
**Stafford County, Virginia**

Property Detail	
<b>PETOSKEY CHRISTOPHER RANDALL &amp; STACE</b> <b>10 BOOTH CT</b> <b>STAFFORD, VA 22554-8838</b>	<b>Property ID</b> 29C 7 712 <b>Alternate ID</b> 41927 <b>Address</b> 10 BOOTH CT <b>Property Class</b> 2-Single Family- Suburban <b>Neighborhood</b> 290300 AUSTIN RIDGE <b>Deeded Acres</b> 0.3086

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$120,000	\$360,300	<b>\$480,300</b>	\$120,000	\$0	\$360,300	<b>\$480,300</b>
2018	*Reassessment	\$120,000	\$341,300	<b>\$461,300</b>	\$120,000	\$0	\$341,300	<b>\$461,300</b>
2016	*Reassessment	\$120,000	\$334,000	<b>\$454,000</b>	\$120,000	\$0	\$334,000	<b>\$454,000</b>
2014	*Reassessment	\$120,000	\$328,500	<b>\$448,500</b>	\$120,000	\$0	\$328,500	<b>\$448,500</b>
2012	*Reassessment	\$115,000	\$315,100	<b>\$430,100</b>	\$115,000	\$0	\$315,100	<b>\$430,100</b>
2010	*Reassessment	\$115,000	\$317,500	<b>\$432,500</b>	\$115,000	\$0	\$317,500	<b>\$432,500</b>
2008	*Reassessment	\$175,000	\$359,100	<b>\$534,100</b>	\$175,000	\$0	\$359,100	<b>\$534,100</b>
2006	*Reassessment	\$165,000	\$486,000	<b>\$651,000</b>	\$165,000	\$0	\$486,000	<b>\$651,000</b>
2005	*Reval	\$70,000	\$333,800	<b>\$403,800</b>	\$70,000	\$0	\$333,800	<b>\$403,800</b>
2004	Supplement (01)	\$70,000	\$313,000	<b>\$383,000</b>	\$70,000	\$0	\$313,000	<b>\$383,000</b>
2004	2004 Reassessment	\$70,000	\$155,300	<b>\$225,300</b>	\$70,000	\$0	\$155,300	<b>\$225,300</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		160013207	7/29/2016	JOHNSON STEVEN & MAUREEN	PETOSKEY CHRISTOPHER RANDALL & STACE	S	No	\$475,000
		100010887	7/20/2010 12:00:05 AM	NORTH JOSEPH E & MARY A	JOHNSON STEVEN & MAUREEN		No	\$460,000
		040009994	3/12/2004 12:00:04 AM	RIDGEWOOD HOMES INC	NORTH JOSEPH E & MARY A		No	\$394,553
		030035375X	8/27/2003 12:00:03 AM	ROCKY RIDGE JOINT VENTURE	RIDGEWOOD HOMES INC		Yes	\$3,610,000
848	078	CONV000000195446	6/9/2003 12:00:02 AM	See Clerk Of Courts Records 58014	ROCKY RIDGE JOINT VENTURE		Yes	\$0
848	078	CONV000000195437	6/9/2003 12:00:01 AM	SUBSETUP BY ROCKY RIDGE JOINT VENTUR	See Clerk Of Courts Records 58014		Yes	\$0
848	078	CONV000000195428	1/1/1900		SUBSETUP BY ROCKY RIDGE JOINT VENTUR		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.3086	0.00	0.00	\$120,000

Legal Description	
Description	
LOT 712 SEC 7 13441 SQ FT	
AUSTIN RIDGE	

**Scott Mayausky - Commissioner of the Revenue**  
**Stafford County, Virginia**

Property Detail	
<b>BUTLER PHILLIP</b> <b>8 BOOTH CT</b> <b>STAFFORD, VA 22554-8838</b>	<b>Property ID</b> 29C 7 713 <b>Alternate ID</b> 41928 <b>Address</b> 8 BOOTH CT <b>Property Class</b> 2-Single Family- Suburban <b>Neighborhood</b> 290300 AUSTIN RIDGE <b>Deeded Acres</b> 0.2549

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$120,000	\$255,500	<b>\$375,500</b>	\$120,000	\$0	\$255,500	<b>\$375,500</b>
2018	*Reassessment	\$120,000	\$242,200	<b>\$362,200</b>	\$120,000	\$0	\$242,200	<b>\$362,200</b>
2016	*Reassessment	\$120,000	\$236,700	<b>\$356,700</b>	\$120,000	\$0	\$236,700	<b>\$356,700</b>
2014	*Reassessment	\$120,000	\$208,500	<b>\$328,500</b>	\$120,000	\$0	\$208,500	<b>\$328,500</b>
2012	*Reassessment	\$115,000	\$199,500	<b>\$314,500</b>	\$115,000	\$0	\$199,500	<b>\$314,500</b>
2010	*Reassessment	\$115,000	\$205,800	<b>\$320,800</b>	\$115,000	\$0	\$205,800	<b>\$320,800</b>
2008	*Reassessment	\$175,000	\$234,500	<b>\$409,500</b>	\$175,000	\$0	\$234,500	<b>\$409,500</b>
2006	*Reassessment	\$165,000	\$312,100	<b>\$477,100</b>	\$165,000	\$0	\$312,100	<b>\$477,100</b>
2005	*Reval	\$70,000	\$210,300	<b>\$280,300</b>	\$70,000	\$0	\$210,300	<b>\$280,300</b>
2004	2004 Reassessment	\$70,000	\$208,300	<b>\$278,300</b>	\$70,000	\$0	\$208,300	<b>\$278,300</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		180009016	6/1/2018	POWELL NATHANIEL & PHUONG	BUTLER PHILLIP	S	No	\$429,900
		150009235	6/8/2015	HANNAH ROBERT JR & JANE M	POWELL NATHANIEL & PHUONG	S	No	\$380,000
		040002225	1/20/2004 12:00:04 AM	RIDGEWOOD HOMES INC	HANNAH ROBERT JR & JANE M		No	\$313,957
		030035375X	8/27/2003 12:00:03 AM	ROCKY RIDGE JOINT VENTURE	RIDGEWOOD HOMES INC		Yes	\$3,610,000
848	078	CONV000000195575	6/9/2003 12:00:02 AM	See Clerk Of Courts Records 58015	ROCKY RIDGE JOINT VENTURE		Yes	\$0
848	078	CONV000000195564	6/9/2003 12:00:01 AM	SUBSETUP BY ROCKY RIDGE JOINT VENTUR	See Clerk Of Courts Records 58015		Yes	\$0
848	078	CONV000000195554	1/1/1900		SUBSETUP BY ROCKY RIDGE JOINT VENTUR		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.2549	0.00	0.00	\$120,000

Legal Description	
Description	
LOT 713 SEC 7 11103 SQ FT	
AUSTIN RIDGE	

**Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia**

## Property Detail

<p><b>STAFFORD COUNTY VIRGINIA</b>  <b>PO BOX 339</b>  <b>STAFFORD, VA 22555-0339</b></p>	<p><b>Property ID</b> 29 53C  <b>Alternate ID</b> 52915  <b>Address</b> 1550 MINE RD  <b>Property Class</b> 74-Local Govt  <b>Neighborhood</b> 290000 MAIN MAP 29  <b>Deeded Acres</b> 56.9082</p>
---	--

## Value History

Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$2,695,300	\$3,065,700	<b>\$5,761,000</b>	\$2,695,300	\$0	\$3,065,700	<b>\$5,761,000</b>
2018	*Reassessment	\$2,695,300	\$2,959,700	<b>\$5,655,000</b>	\$2,695,300	\$0	\$2,959,700	<b>\$5,655,000</b>
2017	*Reval	\$2,695,300	\$2,962,900	<b>\$5,658,200</b>	\$2,695,300	\$0	\$2,962,900	<b>\$5,658,200</b>
2016	*Reassessment	\$2,695,300	\$0	<b>\$2,695,300</b>	\$2,695,300	\$0	\$0	<b>\$2,695,300</b>
2015	*Land Change	\$69,500	\$0	<b>\$69,500</b>	\$69,500	\$0	\$0	<b>\$69,500</b>
2014	*Reassessment	\$45,900	\$0	<b>\$45,900</b>	\$45,900	\$0	\$0	<b>\$45,900</b>

## Sales History

Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		120001072	11/26/2013	NASH STAFFORD LLC	NASH STAFFORD LLC	S	Yes	\$0
		130026887	11/26/2013	NASH STAFFORD LLC	STAFFORD COUNTY VIRGINIA	S	Yes	\$0

## Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	A1	47.2770	0.00	0.00	\$472,800
	PD	22.2250	0.00	0.00	\$2,222,500

## Legal Description

Parcel Number	Area	County	City	Description
PARCEL 1	56.9082 AC	EMBREY MILL PARK	SUB	PM140000090



Go Back

Sales Search

Property Report

Map It

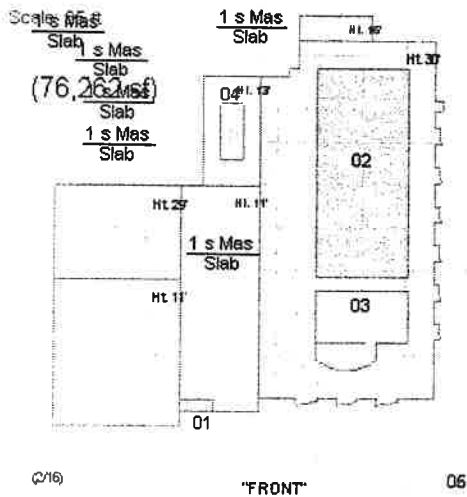
COUNTY OF STAFFORD VIRGINIA 1600 MINE RD STAFFORD VA 22554-7777		Property ID	29 53C1
		Alternate ID/PIN	55252
		Address	MINE RD
		Property Class	RECREATIONAL / AMUSEMENT
		Neighborhood	290000 MAIN MAP 29
		Deed Acres	12.5938

Year	2020	2019	2018	2016	2016
Reason	*Reassessment	*Reval	*Reassessment	*New Cnstrcn Supp FA	*Reassessment
Land Val	\$923,800	\$395,000	\$416,900	\$438,800	\$1,097,100
Imp Val	\$4,397,100	\$4,411,400	\$4,656,600	\$4,965,200	\$12,412,800
Total Appr	\$5,320,900	\$4,806,400	\$5,073,500	\$5,404,000	\$13,509,900

Book	Page	Doc Num	Date	Grantor	Grantee	Type	Vacant Land	Sale Price
		140008122	12/31/2015	COUNTY OF STAFFORD VIRGINIA	COUNTY OF STAFFORD VIRGINIA	S	Yes	\$0
		130026887	12/31/2015	Multiple Owners	COUNTY OF STAFFORD VIRGINIA	S	Yes	\$0

### Assessment Details

C01



Class	85	Asphalt
Roofing Cover	1	Built-up
Stories	1	

Address	MINE RD
Year Built	2016

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>WILLIAMS LEROY JR &amp; PORSCHA</b> <b>118 BLACKGUM CT</b> <b>STAFFORD, VA 22554</b>	<b>Property ID</b> 29G 1 68 <b>Alternate ID</b> 49385 <b>Address</b> 118 BLACKGUM CT <b>Property Class</b> TOWNHOUSE - End Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0696

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$243,100	<b>\$343,100</b>	\$100,000	\$0	\$243,100	<b>\$343,100</b>
2018	*Reassessment	\$100,000	\$220,200	<b>\$320,200</b>	\$100,000	\$0	\$220,200	<b>\$320,200</b>
2016	*Reassessment	\$90,000	\$227,300	<b>\$317,300</b>	\$90,000	\$0	\$227,300	<b>\$317,300</b>
2015	*Reval	\$90,000	\$241,200	<b>\$331,200</b>	\$90,000	\$0	\$241,200	<b>\$331,200</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$75,000	\$0	<b>\$75,000</b>	\$75,000	\$0	\$0	<b>\$75,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		210020692	6/16/2021	MATTINGLY SEAN PATTRICK	WILLIAMS LEROY JR & PORSCHA	S	No	\$446,800
		190005821	4/23/2019	JUSTICE-KELLY TASHA &	MATTINGLY SEAN PATTRICK	S	No	\$376,000
		150003347	3/4/2015	RICHMOND AMERICAN HOMES OF VA INC	JUSTICE-KELLY TASHA &	S	No	\$353,220
		140007415X	5/23/2014	NASH STAFFORD LLC	RICHMOND AMERICAN HOMES OF VA INC	M	No	\$1,010,265
		CONV000000229926	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
		0.0696	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 68R SEC 1 3031 SQFT EMBREY MILL PM130000156	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>ZACHARIAS DEREK</b> <b>106 PEAR BLOSSOM RD</b> <b>STAFFORD, VA 22554-2562</b>	<b>Property ID</b> 29G 1 67 <b>Alternate ID</b> 49384 <b>Address</b> 116 BLACKGUM CT <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0456

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$235,500	<b>\$335,500</b>	\$100,000	\$0	\$235,500	<b>\$335,500</b>
2018	*Reassessment	\$100,000	\$212,900	<b>\$312,900</b>	\$100,000	\$0	\$212,900	<b>\$312,900</b>
2016	*Reassessment	\$90,000	\$206,100	<b>\$296,100</b>	\$90,000	\$0	\$206,100	<b>\$296,100</b>
2015	*Reval	\$90,000	\$233,300	<b>\$323,300</b>	\$90,000	\$0	\$233,300	<b>\$323,300</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		150006179	4/22/2015	RICHMOND AMERICAN HOMES OF VA INC	ZACHARIAS DEREK	S	No	\$322,999
		140007415X	5/23/2014	NASH STAFFORD LLC	RICHMOND AMERICAN HOMES OF VA INC	M	No	\$1,010,265
		CONV000000229900	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0456	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 67R SEC 1 1987 SQFT EMBREY MILL PM130000156	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>DANGOL AMIR &amp; PIYA SANITA 114 BLACKGUM CT STAFFORD, VA 22554-2544</b>	<b>Property ID</b> 29G 1 66 <b>Alternate ID</b> 49383 <b>Address</b> 114 BLACKGUM CT <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0455

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$233,700	<b>\$333,700</b>	\$100,000	\$0	\$233,700	<b>\$333,700</b>
2018	*Reassessment	\$100,000	\$211,500	<b>\$311,500</b>	\$100,000	\$0	\$211,500	<b>\$311,500</b>
2016	*Reassessment	\$90,000	\$204,700	<b>\$294,700</b>	\$90,000	\$0	\$204,700	<b>\$294,700</b>
2015	*New Cnstrctn Supp FA	\$90,000	\$231,700	<b>\$321,700</b>	\$90,000	\$0	\$231,700	<b>\$321,700</b>
2015	*Partial Assessment	\$90,000	\$116,500	<b>\$206,500</b>	\$90,000	\$0	\$116,500	<b>\$206,500</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		150003811	3/17/2015	RICHMOND AMERICAN HOMES OF VA INC	DANGOL AMIR &	S	No	\$319,999
		140007415X	5/23/2014	NASH STAFFORD LLC	RICHMOND AMERICAN HOMES OF VA INC	M	Yes	\$1,010,265
		CONV000000229864	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$35,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0455	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 66R SEC 1 1980 SQFT EMBREY MILL PM130000156	

**Scott Mayausky - Commissioner of the Revenue**  
**Stafford County, Virginia**

Property Detail	
<b>ALVAREZ JOSEAN</b> <b>112 BLACKGUM CT</b> <b>STAFFORD, VA 22554-2544</b>	<b>Property ID</b> 29G 1 65 <b>Alternate ID</b> 49382 <b>Address</b> 112 BLACKGUM CT <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0455

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$229,000	<b>\$329,000</b>	\$100,000	\$0	\$229,000	<b>\$329,000</b>
2018	*Reassessment	\$100,000	\$207,500	<b>\$307,500</b>	\$100,000	\$0	\$207,500	<b>\$307,500</b>
2016	*Reassessment	\$90,000	\$200,800	<b>\$290,800</b>	\$90,000	\$0	\$200,800	<b>\$290,800</b>
2015	*New Cnstrctn Supp FA	\$90,000	\$227,300	<b>\$317,300</b>	\$90,000	\$0	\$227,300	<b>\$317,300</b>
2015	*Partial Assessment	\$90,000	\$111,700	<b>\$201,700</b>	\$90,000	\$0	\$111,700	<b>\$201,700</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		210006374	2/26/2021	SPHINX HOMES LLC	ALVAREZ JOSEAN	S	No	\$389,900
		170006882	4/19/2017	WILSON LAWRENCE & TWILA	SPHINX HOMES LLC	S	No	\$336,500
		150004203	3/24/2015	RICHMOND AMERICAN HOMES OF VA INC	WILSON LAWRENCE & TWILA	S	No	\$332,499
		140007415X	5/23/2014	NASH STAFFORD LLC	RICHMOND AMERICAN HOMES OF VA INC	M	Yes	\$1,010,265
		CONV000000229835	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
		0.0455	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 65R SEC 1 1980 SQFT EMBREY MILL PM130000156	



Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>SANCHEZ-CONCHA ZOILA L</b> <b>PO BOX 5236</b> <b>FREDERICKSBURG, VA 22403-5236</b>	<b>Property ID</b> 29G 1 64 <b>Alternate ID</b> 49381 <b>Address</b> 110 BLACKGUM CT <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0455

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$234,700	<b>\$334,700</b>	\$100,000	\$0	\$234,700	<b>\$334,700</b>
2018	*Reassessment	\$100,000	\$212,500	<b>\$312,500</b>	\$100,000	\$0	\$212,500	<b>\$312,500</b>
2016	*Reassessment	\$90,000	\$205,600	<b>\$295,600</b>	\$90,000	\$0	\$205,600	<b>\$295,600</b>
2015	*Reval	\$90,000	\$232,700	<b>\$322,700</b>	\$90,000	\$0	\$232,700	<b>\$322,700</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		170002339	2/3/2017	MAGHAN JESSICA R & JESSE R	SANCHEZ-CONCHA ZOILA L	S	No	\$345,000
		140019672	12/29/2014	RICHMOND AMERICAN HOMES OF VA INC	MAGHAN JESSICA R & JESSE R	S	No	\$315,726
		140007415X	5/23/2014	NASH STAFFORD LLC	RICHMOND AMERICAN HOMES OF VA INC	M	No	\$1,010,265
		CONV000000229810	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0455	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 64R SEC 1 1980 SQFT EMBREY MILL PM130000156	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>CHO WANG YEON &amp; YON JOO</b> <b>108 BLACKGUM CT</b> <b>STAFFORD, VA 22554-2544</b>	<b>Property ID</b> 29G 1 63 <b>Alternate ID</b> 49380 <b>Address</b> 108 BLACKGUM CT <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0455

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$236,600	<b>\$336,600</b>	\$100,000	\$0	\$236,600	<b>\$336,600</b>
2018	*Reassessment	\$100,000	\$214,100	<b>\$314,100</b>	\$100,000	\$0	\$214,100	<b>\$314,100</b>
2016	*Reassessment	\$90,000	\$207,200	<b>\$297,200</b>	\$90,000	\$0	\$207,200	<b>\$297,200</b>
2015	*Reval	\$90,000	\$235,000	<b>\$325,000</b>	\$90,000	\$0	\$235,000	<b>\$325,000</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		190008267	5/29/2019	ASKEY DENNIS & SHIRLEY	CHO WANG YEON & YON JOO	S	No	\$369,900
		170018300	10/10/2017	ESKANDAR REAL ESTATE INVESTMENT LLC	ASKEY DENNIS & SHIRLEY	S	No	\$360,000
		170014792	8/16/2017	TROWELL LATONIA R	ESKANDAR REAL ESTATE INVESTMENT LLC	S	No	\$0
		150003132	2/27/2015	RICHMOND AMERICAN HOMES OF VA INC	TROWELL LATONIA R	S	No	\$323,776
		140007415X	5/23/2014	NASH STAFFORD LLC	RICHMOND AMERICAN HOMES OF VA INC	M	No	\$1,010,265
		CONV000000229782	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0455	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 63R SEC 1 1980 SQFT EMBREY MILL PM130000156	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>SMITH KIMBERLY ANN</b> <b>106 BLACKGUM CT</b> <b>STAFFORD, VA 22554-2544</b>	<b>Property ID</b> 29G 1 62 <b>Alternate ID</b> 49379 <b>Address</b> 106 BLACKGUM CT <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0455

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$234,900	<b>\$334,900</b>	\$100,000	\$0	\$234,900	<b>\$334,900</b>
2018	*Reassessment	\$100,000	\$212,700	<b>\$312,700</b>	\$100,000	\$0	\$212,700	<b>\$312,700</b>
2016	*Reassessment	\$90,000	\$205,800	<b>\$295,800</b>	\$90,000	\$0	\$205,800	<b>\$295,800</b>
2015	*Reval	\$90,000	\$232,900	<b>\$322,900</b>	\$90,000	\$0	\$232,900	<b>\$322,900</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		140019447	12/22/2014	RICHMOND AMERICAN HOMES OF VA INC	SMITH KIMBERLY ANN	S	No	\$329,019
		140007415X	5/23/2014	NASH STAFFORD LLC	RICHMOND AMERICAN HOMES OF VA INC	M	No	\$1,010,265
		CONV000000229752	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0455	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 62R SEC 1 1980 SQFT EMBREY MILL PM130000156	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>BOBO ROBERT REYNOLDS SR &amp; SIQUORIA</b> <b>104 BLACKGUM CT</b> <b>STAFFORD, VA 22554-2544</b>	<b>Property ID</b> 29G 1 61 <b>Alternate ID</b> 49378 <b>Address</b> 104 BLACKGUM CT <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0455

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$234,800	<b>\$334,800</b>	\$100,000	\$0	\$234,800	<b>\$334,800</b>
2018	*Reassessment	\$100,000	\$212,500	<b>\$312,500</b>	\$100,000	\$0	\$212,500	<b>\$312,500</b>
2016	*Reassessment	\$90,000	\$205,700	<b>\$295,700</b>	\$90,000	\$0	\$205,700	<b>\$295,700</b>
2015	*Reval	\$90,000	\$232,800	<b>\$322,800</b>	\$90,000	\$0	\$232,800	<b>\$322,800</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		210021952	6/28/2021	CARPIO CARLOS ALBERTO & NATASHA	BOBO ROBERT REYNOLDS SR & SIQUORIA	S	No	\$435,000
		180005758	4/11/2018	ULIBARRI RONALD M & BETSY Y	CARPIO CARLOS ALBERTO & NATASHA	S	No	\$360,000
		150001030	1/21/2015	RICHMOND AMERICAN HOMES OF VA INC	ULIBARRI RONALD M & BETSY Y	S	No	\$329,999
		140007415X	5/23/2014	NASH STAFFORD LLC	RICHMOND AMERICAN HOMES OF VA INC	M	No	\$1,010,265
		CONV000000229722	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
		0.0455	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 61R SEC 1 1980 SQFT EMBREY MILL PM130000156	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>WEATHERSPOON STEPHANIE</b> <b>102 BLACKGUM CT</b> <b>STAFFORD, VA 22554-2544</b>	<b>Property ID</b> 29G 1 60 <b>Alternate ID</b> 49377 <b>Address</b> 102 BLACKGUM CT <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0456

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$238,200	<b>\$338,200</b>	\$100,000	\$0	\$238,200	<b>\$338,200</b>
2018	*Reassessment	\$100,000	\$215,900	<b>\$315,900</b>	\$100,000	\$0	\$215,900	<b>\$315,900</b>
2016	*Reassessment	\$90,000	\$208,900	<b>\$298,900</b>	\$90,000	\$0	\$208,900	<b>\$298,900</b>
2015	*Reval	\$90,000	\$236,500	<b>\$326,500</b>	\$90,000	\$0	\$236,500	<b>\$326,500</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		200033497	12/9/2020	YACONE JAMES FRANCIS	WEATHERSPOON STEPHANIE	S	No	\$400,000
		170002799	2/13/2017	COERS CHRISTOPHER ALAN & GIULIANA AL	YACONE JAMES FRANCIS	S	No	\$335,000
		140019175	12/17/2014	RICHMOND AMERICAN HOMES OF VA INC	COERS CHRISTOPHER ALAN & GIULIANA AL	S	No	\$326,577
		140007415X	5/23/2014	NASH STAFFORD LLC	RICHMOND AMERICAN HOMES OF VA INC	M	No	\$1,010,265
		CONV000000229693	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
		0.0456	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 60R SEC 1 1988 SQFT EMBREY MILL PM130000156	

**Scott Mayausky - Commissioner of the Revenue**  
**Stafford County, Virginia**

Property Detail	
<b>EMBREY MILL HOMEOWNERS ASSOCIATION</b> <b>PO BOX 10821</b> <b>CHANTILLY, VA 20153-0821</b>	<b>Property ID</b> 29G 1 F <b>Alternate ID</b> 49508 <b>Address</b> <b>Property Class</b> HOA & CONDO ASSN <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 7.2977

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	*Reassessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	*Reassessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014	*Exoneration	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014	*Reassessment	\$7,300	\$0	\$7,300	\$7,300	\$0	\$0	\$7,300
2012	*Reassessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2010	*Reassessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2009	*Land Change	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		CONV000000230119	7/1/2008 12:00:03 AM	EMBREY MILL HOMEOWNERS ASSOCIATION	EMBREY MILL HOMEOWNERS ASSOCIATION		Yes	\$0
		080011938	7/1/2008 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	EMBREY MILL HOMEOWNERS ASSOCIATION		Yes	\$0
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	CA	7.2977	0.00	0.00	\$0

Legal Description	
Description	
PARCEL F 317890 SQFT SEC 1 (PRIVATE ALLEY) EMBREY MILL PM130000156	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>HARDING GREGORY TROY &amp; KELLY S</b> <b>200 SHIELDS RD</b> <b>STAFFORD, VA 22554-2567</b>	<b>Property ID</b> 29G 1 45 <b>Alternate ID</b> 49362 <b>Address</b> 200 SHIELDS RD <b>Property Class</b> TOWNHOUSE - End Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0779

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$241,000	<b>\$341,000</b>	\$100,000	\$0	\$241,000	<b>\$341,000</b>
2018	*Reassessment	\$100,000	\$223,100	<b>\$323,100</b>	\$100,000	\$0	\$223,100	<b>\$323,100</b>
2016	*Reassessment	\$90,000	\$229,700	<b>\$319,700</b>	\$90,000	\$0	\$229,700	<b>\$319,700</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$238,300	<b>\$328,300</b>	\$90,000	\$0	\$238,300	<b>\$328,300</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$75,000	\$0	<b>\$75,000</b>	\$75,000	\$0	\$0	<b>\$75,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		180012141	7/20/2018	MCCLELLAND MICHAEL A	HARDING GREGORY TROY & KELLY S	S	No	\$374,900
		140015138	10/2/2014	MILLER AND SMITH AT EMBREY MILL LLC	MCCLELLAND MICHAEL A	S	No	\$336,350
		140007034X	5/16/2014	NASH STAFFORD LLC	MILLER AND SMITH AT EMBREY MILL LLC	M	No	\$556,626
		CONV000000229272	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0779	0.00	0.00	\$100,000

Legal Description	
<b>Description</b>	
LOT 45R SEC 1 3392 SQFT	
EMBREY MILL	

Scott Mayausky - Commissioner of the Revenue  
**Stafford County, Virginia**

Property Detail	
<b>STARKEY JENNIFER NICOLE</b> <b>202 SHIELDS RD</b> <b>STAFFORD, VA 22554-2567</b>	<b>Property ID</b> 29G 1 44 <b>Alternate ID</b> 49361 <b>Address</b> 202 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0534

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$240,800	<b>\$340,800</b>	\$100,000	\$0	\$240,800	<b>\$340,800</b>
2018	*Reassessment	\$100,000	\$222,900	<b>\$322,900</b>	\$100,000	\$0	\$222,900	<b>\$322,900</b>
2016	*Reassessment	\$90,000	\$216,300	<b>\$306,300</b>	\$90,000	\$0	\$216,300	<b>\$306,300</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$238,100	<b>\$328,100</b>	\$90,000	\$0	\$238,100	<b>\$328,100</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		200027495	10/20/2020	GRAYSON WONDA E	STARKEY JENNIFER NICOLE	S	No	\$405,000
		140015216	10/3/2014	MILLER AND SMITH AT EMBREY MILL LLC	GRAYSON WONDA E	S	No	\$322,710
		140007034X	5/16/2014	NASH STAFFORD LLC	MILLER AND SMITH AT EMBREY MILL LLC	M	No	\$556,626
		CONV000000229241	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
		0.0534	0.00	0.00	\$100,000

Legal Description	
<b>Description</b>	
LOT 44 SEC 1 2322 SQFT	
EMBREY MILL	



Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>WILKINS RYDELL CLARENCE</b> <b>204 SHIELDS RD</b> <b>STAFFORD, VA 22554-2567</b>	<b>Property ID</b> 29G 1 43 <b>Alternate ID</b> 49360 <b>Address</b> 204 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0531

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$239,300	<b>\$339,300</b>	\$100,000	\$0	\$239,300	<b>\$339,300</b>
2018	*Reassessment	\$100,000	\$221,500	<b>\$321,500</b>	\$100,000	\$0	\$221,500	<b>\$321,500</b>
2016	*Reassessment	\$90,000	\$214,900	<b>\$304,900</b>	\$90,000	\$0	\$214,900	<b>\$304,900</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$236,600	<b>\$326,600</b>	\$90,000	\$0	\$236,600	<b>\$326,600</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		200008040	4/14/2020	CASTILLO JOSE L	WILKINS RYDELL CLARENCE	S	No	\$389,900
		170010445	6/13/2017	FINNEY JR DAVID E & MIRANDA	CASTILLO JOSE L	S	No	\$349,900
		160011452	7/5/2016	TAYLOR ROBERT LEE II	FINNEY JR DAVID E & MIRANDA	S	No	\$339,900
		140015058	10/1/2014	MILLER AND SMITH AT EMBREY MILL LLC	TAYLOR ROBERT LEE II	S	No	\$311,690
		140007034X	5/16/2014	NASH STAFFORD LLC	MILLER AND SMITH AT EMBREY MILL LLC	M	No	\$556,626
		CONV000000229207	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0531	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 43 SEC 1 2310 SQFT	
EMBREY MILL	

**Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia**

Property Detail	
<b>NORWOOD ROBERT &amp; GORDON DADRIA 206 SHIELDS RD STAFFORD, VA 22554-2567</b>	<b>Property ID</b> 29G 1 42 <b>Alternate ID</b> 49359 <b>Address</b> 206 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0529

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$241,000	<b>\$341,000</b>	\$100,000	\$0	\$241,000	<b>\$341,000</b>
2018	*Reassessment	\$100,000	\$223,100	<b>\$323,100</b>	\$100,000	\$0	\$223,100	<b>\$323,100</b>
2016	*Reassessment	\$90,000	\$229,700	<b>\$319,700</b>	\$90,000	\$0	\$229,700	<b>\$319,700</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$238,300	<b>\$328,300</b>	\$90,000	\$0	\$238,300	<b>\$328,300</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		160018634	10/11/2016	SCOTT ANTUAN D & NICOLE M	NORWOOD ROBERT &	S	No	\$343,000
		140015056	10/1/2014	MILLER AND SMITH AT EMBREY MILL LLC	SCOTT ANTUAN D & NICOLE M	S	No	\$319,010
		140007034X	5/16/2014	NASH STAFFORD LLC	MILLER AND SMITH AT EMBREY MILL LLC	M	No	\$556,626
		CONV000000229176	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0529	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 42 SEC 1 2303 SQFT	
EMBREY MILL	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>DENNIE MICHAEL &amp; ASHLEY NICOLE</b> <b>208 SHIELDS RD</b> <b>STAFFORD, VA 22554-2567</b>	<b>Property ID</b> 29G 1 41 <b>Alternate ID</b> 49358 <b>Address</b> 208 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0528

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$240,800	<b>\$340,800</b>	\$100,000	\$0	\$240,800	<b>\$340,800</b>
2018	*Reassessment	\$100,000	\$222,900	<b>\$322,900</b>	\$100,000	\$0	\$222,900	<b>\$322,900</b>
2016	*Reassessment	\$90,000	\$216,300	<b>\$306,300</b>	\$90,000	\$0	\$216,300	<b>\$306,300</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$238,100	<b>\$328,100</b>	\$90,000	\$0	\$238,100	<b>\$328,100</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		200016751	7/17/2020	HIRSCH CHRISTOPHER B & JUSTINE K	DENNIE MICHAEL & ASHLEY NICOLE	S	No	\$389,900
		140015752	10/15/2014	MILLER AND SMITH AT EMBREY MILL LLC	HIRSCH CHRISTOPHER B & JUSTINE K	S	No	\$313,280
		140007034X	5/16/2014	NASH STAFFORD LLC	MILLER AND SMITH AT EMBREY MILL LLC	M	No	\$556,626
		CONV000000229140	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0528	0.00	0.00	\$100,000

Legal Description	
<b>Description</b>	
LOT 41 SEC 1 2296 SQFT	
EMBREY MILL	

Scott Mayausky - Commissioner of the Revenue  
**Stafford County, Virginia**

Property Detail	
<b>LOPEZ ABRAHAM &amp;  RIVAS VALDEZ ANA C  210 SHIELDS RD  STAFFORD, VA 22554-2567</b>	<b>Property ID</b> 29G 1 40 <b>Alternate ID</b> 49357 <b>Address</b> 210 SHIELDS RD <b>Property Class</b> TOWNHOUSE - End Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0709

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$240,900	<b>\$340,900</b>	\$100,000	\$0	\$240,900	<b>\$340,900</b>
2018	*Reassessment	\$100,000	\$223,000	<b>\$323,000</b>	\$100,000	\$0	\$223,000	<b>\$323,000</b>
2016	*Reassessment	\$90,000	\$229,600	<b>\$319,600</b>	\$90,000	\$0	\$229,600	<b>\$319,600</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$238,300	<b>\$328,300</b>	\$90,000	\$0	\$238,300	<b>\$328,300</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$75,000	\$0	<b>\$75,000</b>	\$75,000	\$0	\$0	<b>\$75,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		210013302	4/20/2021	MCCONNELL BRANDON EUGENE	LOPEZ ABRAHAM &	S	No	\$442,000
		140016043	10/21/2014	MILLER AND SMITH AT EMBREY MILL LLC	MCCONNELL BRANDON EUGENE	S	No	\$332,730
		140007034X	5/16/2014	NASH STAFFORD LLC	MILLER AND SMITH AT EMBREY MILL LLC	M	No	\$556,626
		CONV000000229110	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
		0.0709	0.00	0.00	\$100,000

Legal Description	
<b>Description</b>	
LOT 40R SEC 1 3088 SQFT	
EMBREY MILL	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>EMBREY MILL HOMEOWNERS ASSOCIATION</b> <b>PO BOX 10821</b> <b>CHANTILLY, VA 20153-0821</b>	<b>Property ID</b> 29G 1 A <b>Alternate ID</b> 49503 <b>Address</b> <b>Property Class</b> HOA & CONDO ASSN <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.6527

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018	*Reassessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	*Reassessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014	*Reassessment	\$700	\$0	\$700	\$700	\$0	\$0	\$700
2012	*Reassessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2010	*Reassessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2009	*Land Change	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		CONV000000229985	7/1/2008 12:00:03 AM	EMBREY MILL HOMEOWNERS ASSOCIATION	EMBREY MILL HOMEOWNERS ASSOCIATION		Yes	\$0
		080011938	7/1/2008 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	EMBREY MILL HOMEOWNERS ASSOCIATION		Yes	\$0
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	CA	0.6527	0.00	0.00	\$0

Legal Description	
Description	
PARCEL A SEC 1 28430 SQFT	
EMBREY MILL	
(PRIVATE ALLEY)	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>212 SHIELDS LLC</b> <b>12587 FAIR LAKES CIR STE 319</b> <b>FAIRFAX, VA 22033-3822</b>	<b>Property ID</b> 29G 1 39 <b>Alternate ID</b> 49356 <b>Address</b> 212 SHIELDS RD <b>Property Class</b> TOWNHOUSE - End Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0704

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$241,000	<b>\$341,000</b>	\$100,000	\$0	\$241,000	<b>\$341,000</b>
2018	*Reassessment	\$100,000	\$223,100	<b>\$323,100</b>	\$100,000	\$0	\$223,100	<b>\$323,100</b>
2016	*Reassessment	\$90,000	\$229,700	<b>\$319,700</b>	\$90,000	\$0	\$229,700	<b>\$319,700</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$238,300	<b>\$328,300</b>	\$90,000	\$0	\$238,300	<b>\$328,300</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$75,000	\$0	<b>\$75,000</b>	\$75,000	\$0	\$0	<b>\$75,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		200003573	2/19/2020	SALVUCCI JOHN AUGUSTINE & LAN ELIZAB	212 SHIELDS LLC	S	No	\$0
		200002977	2/10/2020	SALVUCCI LAN ELIZABETH	SALVUCCI JOHN AUGUSTINE & LAN ELIZAB	S	No	\$0
		200002373	1/31/2020	SALVUCCI JOHN AUGUSTINE & LAN ELIZAB	SALVUCCI LAN ELIZABETH	S	No	\$0
		190001251	1/29/2019	COPPOTELLI LAUREN M & ROBERT	SALVUCCI JOHN AUGUSTINE & LAN ELIZAB	S	No	\$370,000
		170020629	11/15/2017	BROWN LAUREN M	COPPOTELLI LAUREN M & ROBERT	S	No	\$0
		140007931	6/2/2014	MILLER AND SMITH AT EMBREY MILL LLC	BROWN LAUREN M	S	No	\$330,870
		130026534X	11/20/2013	Multiple Owners	MILLER AND SMITH AT EMBREY MILL LLC	M	Yes	\$639,800
		CONV000000229085	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0704	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 39R SEC 1 3065 SQFT	
EMBREY MILL	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>BAIN DAVID BRITON &amp; TARA EBNER</b> <b>214 SHIELDS RD</b> <b>STAFFORD, VA 22554-2567</b>	<b>Property ID</b> 29G 1 38 <b>Alternate ID</b> 49355 <b>Address</b> 214 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0520

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$240,800	<b>\$340,800</b>	\$100,000	\$0	\$240,800	<b>\$340,800</b>
2018	*Reassessment	\$100,000	\$222,900	<b>\$322,900</b>	\$100,000	\$0	\$222,900	<b>\$322,900</b>
2016	*Reassessment	\$90,000	\$216,300	<b>\$306,300</b>	\$90,000	\$0	\$216,300	<b>\$306,300</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$238,100	<b>\$328,100</b>	\$90,000	\$0	\$238,100	<b>\$328,100</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		180013541	8/13/2018	DEROSA JOHN P & HASIBE F	BAIN DAVID BRITON & TARA EBNER	S	No	\$360,000
		140007815	5/30/2014	MILLER AND SMITH AT EMBREY MILL LLC	DEROSA JOHN P & HASIBE F	S	No	\$316,820
		130026534X	11/20/2013	Multiple Owners	MILLER AND SMITH AT EMBREY MILL LLC	M	Yes	\$639,800
		CONV000000229010	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0520	0.00	0.00	\$100,000

Legal Description	
<b>Description</b>	
LOT 38 SEC 1 2262 SQFT	
EMBREY MILL	

Scott Mayausky - Commissioner of the Revenue  
**Stafford County, Virginia**

Property Detail	
<b>LONGACRE GREGORY THEODORE</b> <b>216 SHIELD RD</b> <b>STAFFORD, VA 22554</b>	<b>Property ID</b> 29G 1 37 <b>Alternate ID</b> 49354 <b>Address</b> 216 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0518

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$239,300	<b>\$339,300</b>	\$100,000	\$0	\$239,300	<b>\$339,300</b>
2018	*Reassessment	\$100,000	\$221,500	<b>\$321,500</b>	\$100,000	\$0	\$221,500	<b>\$321,500</b>
2016	*Reassessment	\$90,000	\$214,900	<b>\$304,900</b>	\$90,000	\$0	\$214,900	<b>\$304,900</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$236,600	<b>\$326,600</b>	\$90,000	\$0	\$236,600	<b>\$326,600</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		210018230	5/27/2021	ONUSKA JOSHUA J & NICOLE ARCE	LONGACRE GREGORY THEODORE	S	No	\$461,500
		170010447	6/13/2017	PRYOR TIMOTHY J & ALYSSA R	ONUSKA JOSHUA J & NICOLE ARCE	S	No	\$358,000
		140008047	6/3/2014	MILLER AND SMITH AT EMBREY MILL LLC	PRYOR TIMOTHY J & ALYSSA R	S	No	\$328,130
		130026534X	11/20/2013	Multiple Owners	MILLER AND SMITH AT EMBREY MILL LLC	M	Yes	\$639,800
		CONV000000228982	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
		0.0518	0.00	0.00	\$100,000

Legal Description	
<b>Description</b>	
LOT 37 SEC 1 2255 SQFT	
EMBREY MILL	



**Scott Mayausky - Commissioner of the Revenue**  
**Stafford County, Virginia**

Property Detail	
<b>MITCHELL MELISSA DAE</b> <b>218 SHIELDS RD</b> <b>STAFFORD, VA 22554-2567</b>	<b>Property ID</b> 29G 1 36 <b>Alternate ID</b> 49353 <b>Address</b> 218 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0516

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$240,800	<b>\$340,800</b>	\$100,000	\$0	\$240,800	<b>\$340,800</b>
2018	*Reassessment	\$100,000	\$222,900	<b>\$322,900</b>	\$100,000	\$0	\$222,900	<b>\$322,900</b>
2016	*Reassessment	\$90,000	\$216,300	<b>\$306,300</b>	\$90,000	\$0	\$216,300	<b>\$306,300</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$238,100	<b>\$328,100</b>	\$90,000	\$0	\$238,100	<b>\$328,100</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		190002479	2/22/2019	GUAJARDO MELISSA D	MITCHELL MELISSA DAE	S	No	\$0
		170003977	3/2/2017	SIMS JOHN RICHARD & HEATHER MARIE	GUAJARDO MELISSA D	S	No	\$355,000
		140010895	7/22/2014	MILLER AND SMITH AT EMBREY MILL LLC	SIMS JOHN RICHARD & HEATHER MARIE	S	No	\$312,010
		130026534X	11/20/2013	Multiple Owners	MILLER AND SMITH AT EMBREY MILL LLC	M	Yes	\$639,800
		CONV000000228955	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0516	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 36 SEC 1 2247 SQFT	
EMBREY MILL	

Scott Mayausky - Commissioner of the Revenue  
Stafford County, Virginia

Property Detail	
<b>HUPKA TYLER RICHARD</b> <b>220 SHIELDS RD</b> <b>STAFFORD, VA 22554-2567</b>	<b>Property ID</b> 29G 1 35 <b>Alternate ID</b> 49352 <b>Address</b> 220 SHIELDS RD <b>Property Class</b> TOWNHOUSE - Interior Unit <b>Neighborhood</b> 290700 EMBREY MILL <b>Deeded Acres</b> 0.0515

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$100,000	\$241,000	<b>\$341,000</b>	\$100,000	\$0	\$241,000	<b>\$341,000</b>
2018	*Reassessment	\$100,000	\$223,100	<b>\$323,100</b>	\$100,000	\$0	\$223,100	<b>\$323,100</b>
2016	*Reassessment	\$90,000	\$216,500	<b>\$306,500</b>	\$90,000	\$0	\$216,500	<b>\$306,500</b>
2014	*New Cnstrctn Supp FA	\$90,000	\$238,300	<b>\$328,300</b>	\$90,000	\$0	\$238,300	<b>\$328,300</b>
2014	*Reassessment	\$90,000	\$0	<b>\$90,000</b>	\$90,000	\$0	\$0	<b>\$90,000</b>
2013	*Land Change	\$70,000	\$0	<b>\$70,000</b>	\$70,000	\$0	\$0	<b>\$70,000</b>
2012	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2010	*Reassessment	\$15,000	\$0	<b>\$15,000</b>	\$15,000	\$0	\$0	<b>\$15,000</b>
2009	*Land Change	\$25,000	\$0	<b>\$25,000</b>	\$25,000	\$0	\$0	<b>\$25,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		140006095	4/30/2014	MILLER AND SMITH AT EMBREY MILL LLC	HUPKA TYLER RICHARD	S	No	\$310,860
		130026534X	11/20/2013	Multiple Owners	MILLER AND SMITH AT EMBREY MILL LLC	M	Yes	\$639,800
		CONV000000228928	1/19/2012 12:00:03 AM	NASH STAFFORD LLC	NASH STAFFORD LLC		Yes	\$0
		120001072X	1/19/2012 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NASH STAFFORD LLC		Yes	\$36,000,000
B657	P272	040003774	7/1/2008 12:00:01 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
B657	P272	040003774	1/1/1900		NORTH STAFFORD ASSOCIATES LC		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	0.0515	0.00	0.00	\$100,000

Legal Description	
Description	
LOT 35 SEC 1 2240 SQFT	
EMBRY MILL	

Scott Mayausky - Commissioner of the Revenue  
**Stafford County, Virginia**

Property Detail	
<b>NORTH STAFFORD ASSOCIATES LC</b> <b>2407 COLUMBIA PIKE STE 200</b> <b>ARLINGTON, VA 22204-4470</b>	<b>Property ID</b> 29 60C <b>Alternate ID</b> 52144 <b>Address</b> <b>Property Class</b> VACANT LAND / COMMERCIAL <b>Neighborhood</b> 290000 MAIN MAP 29 <b>Deeded Acres</b> 2.7561

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2020	*Reassessment	\$120,100	\$0	<b>\$120,100</b>	\$120,100	\$0	\$0	<b>\$120,100</b>
2018	*Hwy Take	\$2,800	\$0	<b>\$2,800</b>	\$2,800	\$0	\$0	<b>\$2,800</b>
2018	*Reassessment	\$3,200	\$0	<b>\$3,200</b>	\$3,200	\$0	\$0	<b>\$3,200</b>
2016	*Reassessment	\$3,200	\$0	<b>\$3,200</b>	\$3,200	\$0	\$0	<b>\$3,200</b>
2014	*Reassessment	\$3,200	\$0	<b>\$3,200</b>	\$3,200	\$0	\$0	<b>\$3,200</b>
2013	*Correction	\$3,200	\$0	<b>\$3,200</b>	\$3,200	\$0	\$0	<b>\$3,200</b>
2012	*Correction	\$3,200	\$0	<b>\$3,200</b>	\$3,200	\$0	\$0	<b>\$3,200</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		CONV000000236901	5/20/2011 12:00:02 AM	NORTH STAFFORD ASSOCIATES LC	NORTH STAFFORD ASSOCIATES LC		Yes	\$0
		110008951	5/20/2011 12:00:01 AM	ROCKY RIDGE JOINT VENTURE	NORTH STAFFORD ASSOCIATES LC		Yes	\$10
		110008951	1/1/1900		ROCKY RIDGE JOINT VENTURE		Yes	\$0

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
		2.7561	0.00	0.00	\$120,100

Legal Description	
Description	
2.7561 AC ST HWY PB 15 PG 113-114	

### Application Affidavit

This form to be filed with:

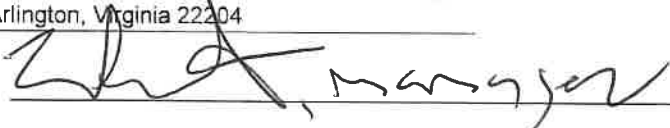
**STAFFORD COUNTY  
BOARD OF SUPERVISORS**  
  
**1300 COURTHOUSE ROAD  
STAFFORD, VIRGINIA 22555**

Internal Use Only	
Project Name:	_____
A/P #:	_____
Date:	_____

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

#### 1. Applicant information

Name of Applicant	Edward C. Peete
Name of Company	North Stafford Associates, L.C.
Applicant Address	2407 Columbia Pike #200 Arlington, Virginia 22204
Applicant's Signature	
Name of Agent	H. Clark Leming
Address of Agent	233 Garrisonville Road, Suite 104, Stafford, VA 22554

#### 2. Type of Application

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance          |
| <input type="checkbox"/> Rezoning                          | <input type="checkbox"/> Special Exception |

### Application Affidavit

This form to be filed with:

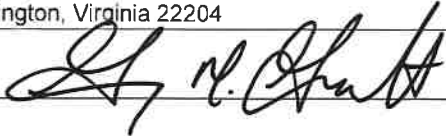
**STAFFORD COUNTY  
BOARD OF SUPERVISORS**  
  
**1300 COURTHOUSE ROAD  
STAFFORD, VIRGINIA 22555**

Internal Use Only	
Project Name:	_____
A/P #:	_____
Date:	_____

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

#### 1. Applicant information

<b>Name of Applicant</b>	Guy M. Gravett
<b>Name of Company</b>	North Stafford Associates, L.C.
<b>Applicant Address</b>	2407 Columbia Pike #200 Arlington, Virginia 22204
<b>Applicant's Signature</b>	
<b>Name of Agent</b>	H. Clark Leming
<b>Address of Agent</b>	233 Garrisonville Road, Suite 104, Stafford, VA 22554

#### 2. Type of Application

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance          |
| <input type="checkbox"/> Rezoning                          | <input type="checkbox"/> Special Exception |

**Application Affidavit**

**Page 2**

**Applicant:** North Stafford Associates, L.C.

Project Name: _____
A/P #: _____
Date: _____

**3. Property Information**

**Assessor's Parcel(s)** 29-53B (portion)

**Address** \_\_\_\_\_  
\_\_\_\_\_

**4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.**

<u>Name of owners</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

**5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 shareholders.**

<u>Name of Members</u>	<u>Address</u>
See attached list for Embrey Mill (North Stafford Associates, L.C.)	_____
_____	_____
_____	_____
_____	_____
_____	_____

**6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.**

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Application Affidavit**

**Page 3**

**Applicant:** North Stafford Associates, L.C.

**Project Name:** \_\_\_\_\_

**A/P #:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders**

**Name of Members**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**8. Have all individuals listed on this affidavit been notified of the purpose of the application?**



**Yes**



**No**

**9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.**

**Name**

**Address, including zip code, no P.O. Box please**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Number of owners to be notified:** \_\_\_\_\_ **X**

**Cost for certified letters**      \$ \_\_\_\_\_ (cost as of the day of submittal)

**Total due:**      \$ \_\_\_\_\_ (Make checks payable to County of Stafford)

**Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.**

**Application Affidavit**

**Page 4**

**Applicant:** North Stafford Associates, L.C.

Project Name: \_\_\_\_\_  
A/P #: \_\_\_\_\_  
Date: \_\_\_\_\_

**10. Affirmation & Witness**

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

**Printed name of Signer** Edward C. Peete

**Corporate Office of Signer** Co-Manager

**Signature** \_\_\_\_\_

**Date** 7/1/21

COMMONWEALTH OF VIRGINIA  
COUNTY OF ~~STAFFORD~~ Arlington to wit:

The forgoing affidavit was acknowledged before me this 1<sup>st</sup> day of July, 2021 by  
Edward Peete owner/applicant.

My commission expires: 9/30/24

\_\_\_\_\_  
Notary Public

ANDREW C FREEMAN  
NOTARY PUBLIC  
REGISTRATION # 7882659  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
SEPTEMBER 30, 2024



**Application Affidavit**

**Page 4**

**Applicant:** North Stafford Associates, L.C.

Project Name: \_\_\_\_\_  
A/P #: \_\_\_\_\_  
Date: \_\_\_\_\_

**10. Affirmation & Witness**

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer Guy M. Gravett

Corporate Office of Signer Co-Manager

Signature *Guy M. Gravett*

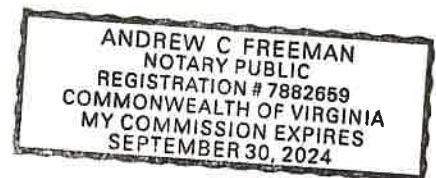
Date 7-1-2021

COMMONWEALTH OF VIRGINIA  
COUNTY OF ~~STAFFORD~~ Arlington, to wit:

The forgoing affidavit was acknowledged before me this 1<sup>st</sup> day of July, 2021 by  
Guy Gravett owner/applicant.

My commission expires: 9/30/24

*[Signature]*  
Notary Public



Embrey Mill/North Stafford Assoc. Ownership

North Stafford Associates, LC - Ownership		
<u>Name</u>	<u>Percentage Interest</u>	<u>Address</u>
The BMS Jr. 2011 Trust	34.3333%	2407 Columbia Pike, #200 Arlington, VA 22204
Edward M. Smith Residuary Trust	18.5%	2407 Columbia Pike, #200 Arlington, VA 22204
Edward M. Smith Family Trust	6.5%	2407 Columbia Pike, #200 Arlington, VA 22204
David D. Peete, Jr.	15.25%	2407 Columbia Pike, #200 Arlington, VA 22204
Edward C. Peete	15.4167%	2407 Columbia Pike, #200 Arlington, VA 22204
Guy M. Gravett Revocable Inter Vivos Trust (Guy M. Gravett and Katherine M. Gravett trustees)	5%	2407 Columbia Pike, #200 Arlington, VA 22204
Deborah G. Lucckese	5%	9927 Lake Jackson Manassas, VA 20110

## Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

### N/A      COMPLETE

		<b>Sec 28-225(1)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Date of drawing,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	true north arrow,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	scale,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	legend for all symbols used,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the applicant,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the owner,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the development,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	person preparing the drawing,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	match lines if applicable;
		<b>Sec 28-225(2)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundaries of the area covered by the application,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	vicinity map showing the general location of the proposed development,
		major roads and existing subdivisions at a scale of one inch equals two thousand (2,000) feet;
		<b>Sec 28-225(3)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate locations and identification of any easements and rights-of-way on or abutting the site;
		<b>Sec 28-225(4)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate location of each existing and proposed structure on the site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	the number of stories,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	height,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	roof line,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	gross floor areas and
<input type="checkbox"/>	<input checked="" type="checkbox"/>	location of building entrances and exits;
		<b>Sec 28-225(5)</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification and location of uses and structures on all abutting properties;
		<b>Sec 28-225(6)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate location of all existing and proposed parking and loading areas,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	outdoor trash storage,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	lighting facilities, and
<input type="checkbox"/>	<input checked="" type="checkbox"/>	pedestrian walkways;
		<b>Sec 28-225(7)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate location, height and type of each existing and proposed wall, fence, and other types of screening;

**Checklist for Generalized Development Plans (continued)**

N/A      COMPLETE

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>Sec 28-225(8)</b><br>Approximate location and description of all proposed landscaping;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Sec 28-225(9)</b><br>Approximate location, height and dimensions of all proposed signage on site;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Sec 28-225(10)</b><br>Approximate location of all existing drainage ways, floodplains and wetlands on site;   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>Sec 28-225(11)</b><br>Approximate location of all common open space, recreational areas and bufferyards;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Sec 28-225(12)</b><br>Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Sec 28-225(13)</b><br>Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH |

**Waiver of GDP Requirements**

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.

**CONDITIONAL USE PERMIT  
TRANSPORTATION IMPACT  
ANALYSIS DETERMINATION**

Name of development Embrey Mill Town Center South Phase  
Type of development Child Care Center  
Parcel # Portion of 29-53B

RECEIVED BUT NOT OFFICIALLY SUBMITTED  
DATE: \_\_\_\_\_ INITIALS \_\_\_\_\_

OFFICIALLY SUBMITTED

DATE: \_\_\_\_\_ INITIALS \_\_\_\_\_

**Traffic Volume Calculations**

This site generates: **Trip deltas reported in comparison to approved PD-2 (retail) use**

+137 (AM) VPH (insert the highest VPH)

-42 (Wkdy) VPD on state controlled highways (insert highest volume). **Note: -850 (Saturday)**

+137 Peak AM (VPH)

+82 Peak PM (VPH)

-51 Peak Saturday (VPH)

15,505 VPD highest intensity\* **Note: Computed from applying ratio of acreage to VPD highest intensity from August 2020 CUP. 203,857 trips \* (1.56 AC / 20.51 AC)**

\*\*\*Attach a page showing the calculations and the ITE trip generation codes to this form.\*\*\*

**Minimum Thresholds to submit a TIA**

Any proposal that generates 150 or more vehicle trips per day above the existing use, and the site meets the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements. See "VDOT Traffic Impact Analysis Requirements" table on next page.

**Trip Generation Calculation Guidelines**

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be developed at a higher intensity, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

\*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.

## Stafford County Real Estate Tax Search/Payment

### Owner

Name / Mailing Address:  
NORTH STAFFORD ASSOCIATES LC  
2407 COLUMBIA PIKE STE 200  
ARLINGTON VA 22204-4470

### Property Description

Map #: 29-53B  
Alt. ID/PIN: 51123  
Legal: \*No Situs Address\*

### Current Assessment

Land Value: \$3,806,800  
Improvement Value: \$0  
Total Taxable Value: \$3,806,800

[View Real Estate Details](#)

## Invoice History

Total Due: \$18,462.98 Total Tax Paid: \$349,015.42  
Total Penalty/Int Paid: \$0.00  
Total Fees Paid: \$0.00  
Total Other Assessments: \$0.00

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2021	49590	Real Estate	12/6/2021	0.970	\$18,462.98	\$0.00	\$0.00	\$18,462.98	\$0.00	
2021	49590	Real Estate	6/7/2021	0.970	\$18,462.98	\$0.00	\$0.00	\$0.00	\$18,462.98	6/2/2021
2020	49613	Real Estate	12/7/2020	0.970	\$18,462.98	\$0.00	\$0.00	\$0.00	\$18,462.98	12/2/2020
2020	49613	Real Estate	6/5/2020	0.970	\$18,462.98	\$0.00	\$0.00	\$0.00	\$18,462.98	6/3/2020
2019	49646	Real Estate	12/5/2019	1.010	\$19,648.04	\$0.00	\$0.00	\$0.00	\$19,648.04	11/20/2019
2019	49646	Real Estate	6/5/2019	1.010	\$19,648.04	\$0.00	\$0.00	\$0.00	\$19,648.04	5/30/2019
2018	49688	Real Estate	12/6/2018	0.990	\$19,564.88	\$0.00	\$0.00	\$0.00	\$19,564.88	12/5/2018
2018	49688	Real Estate	6/5/2018	0.990	\$20,176.70	\$0.00	\$0.00	\$0.00	\$20,176.70	6/6/2018
2017	49733	Real Estate	12/5/2017	0.990	\$20,176.70	\$0.00	\$0.00	\$0.00	\$20,176.70	12/6/2017
2017	49733	Real Estate	6/5/2017	0.990	\$20,176.70	\$0.00	\$0.00	\$0.00	\$20,176.70	6/5/2017
2016	49772	Real Estate	12/5/2016	0.990	\$20,176.70	\$0.00	\$0.00	\$0.00	\$20,176.70	11/28/2016
2016	49772	Real Estate	6/6/2016	0.990	\$20,176.70	\$0.00	\$0.00	\$0.00	\$20,176.70	6/6/2016
2015	49806	Real Estate	12/7/2015	1.019	\$20,767.73	\$0.00	\$0.00	\$0.00	\$20,767.73	12/7/2015
2015	49806	Real Estate	6/5/2015	1.019	\$20,767.73	\$0.00	\$0.00	\$0.00	\$20,767.73	5/29/2015
2014	49874	Real Estate	12/5/2014	1.019	\$20,767.73	\$0.00	\$0.00	\$0.00	\$20,767.73	12/8/2014
2014	49874	Real Estate	6/5/2014	1.019	\$20,767.73	\$0.00	\$0.00	\$0.00	\$20,767.73	5/20/2014
2013	49919	Real Estate	12/5/2013	1.070	\$25,405.55	\$0.00	\$0.00	\$0.00	\$25,405.55	12/10/2013
2013	49919	Real Estate	6/5/2013	1.070	\$25,405.55	\$0.00	\$0.00	\$0.00	\$25,405.55	5/28/2013

[Go Back](#)

[Print](#)

### **Metes and Bounds Description of CUP Property**

Beginning at a point on the southerly right of way of Sunflower Drive said point also being the northwesterly property corner of the now or formerly Market at Embrey Mill, LLC property.

Thence, along the arc of a curve to the left, having a radius of 826.00 feet, an arc of 130.23 feet with a chord running N49-10-33W 130.10 feet, with southerly right of way of Sunflower Drive to a point being the true point of beginning.

Thence, along the arc of a curve to the left having a radius of 826.00 feet, an arc of 271.17 feet with a chord running N63-05-51W 269.95 feet, with southerly right of way of Sunflower Drive to a point.

Thence, departing the southerly right of way of Sunflower Drive and running through the now or formerly North Stafford Associates, L.C. property, the following courses, and distances.

S15-59-28W 200.65 feet to a point.

Along the arc of a curve to the right, having a radius of 8256.27 feet, an arc of 326.24 feet with a chord running S73-32-55E 326.22 feet to a point.

N18-33-15E 32.83 feet to a point.

Along the arc of a curve to the right, having a radius of 465.50 feet, an arc of 163.69 feet with a chord running N28-37-41E 162.85 feet to a point.

N38-42-34E 62.26 feet to the true point of beginning and containing 68,145 square feet or 1.5644 acres of land.