



2016 Year-to-Date Transfers (All Commercial Parcels)

(sorted by nbhd/class/parcel id)

1/13/2017 8:19:20 AM

NBHD	Parcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)
410	E0000048005	C02	491 B Air Space YrBuilt 2010 SFLA: 36000	910 E Byrd St BsmtArea:	1/12/2016	\$78,000,000	Sale Includes Multiple Parcels	AH RICHMOND TOWER I LLC KIRELAND SOUTH 10TH STREET LLC
410	E0000048001	C01	440 B Class A or B Office Bldg YrBuilt 2010 SFLA: 31500	200 S 10th St BsmtArea: 21000	1/12/2016	\$78,000,000	Sale Includes Multiple Parcels	AH RICHMOND TOWER I LLC KIRELAND SOUTH 10TH STREET LLC
410	E0000079006	C01	440 B Class A or B Office Bldg YrBuilt 1982 SFLA: 59001	911 E Main St BsmtArea: 76599	8/1/2016	\$42,100,000	Relation Between Buyer/Seller	PARMENTER 919 MAIN STREET LP PARMA RICHMOND LLC
410	E0000080009	C01	440 B Class A or B Office Bldg YrBuilt 1973 SFLA: 59410	1111 E Main St BsmtArea: 55176	2/10/2016	\$42,000,000	Sale Includes Multiple Parcels	AT MAIN STREET RICHMOND LLC RVA 1111 EAST MAIN TOWER LP
		C02	440 B Class A or B Office Bldg YrBuilt 1975 SFLA: 28000	1111 E Main St BsmtArea:	2/10/2016	\$42,000,000	Sale Includes Multiple Parcels	AT MAIN STREET RICHMOND LLC RVA 1111 EAST MAIN TOWER LP
410	E0000080017	C01	441 B General Office YrBuilt 1967 SFLA: 13354	11 S 10th St BsmtArea: 56400	8/1/2016	\$42,100,000	Relation Between Buyer/Seller	PARMENTER 919 MAIN STREET LP PARMA RICHMOND LLC
410	W0000014022	C01	441 B General Office YrBuilt 1916 SFLA: 48000	501 E Franklin St BsmtArea: 4140	10/6/2016	\$2,500,000		ECONOMIC DEVELOPMENT AUTHORITY 501 FRANKLIN LLC
410	W0000024018	C01	441 B General Office YrBuilt 1947 SFLA: 31272	111 N 4th St BsmtArea: 7818	1/19/2016	\$3,950,000		MEDIA GENERAL INC VCUREF
410	W0000080004	C01	410 B General Retail/Service YrBuilt 1965 SFLA: 3040	7 E Cary St BsmtArea: 3040	8/19/2016	\$412,500		KEITH JAMES A FAR NIA LLC
410	W0000023013	C01	450 B Mixed Use YrBuilt 1910 SFLA: 4200	418 E Main St BsmtArea: 2100	10/20/2016	\$330,000		BOWLES AUBREY RUSSELL IV 416 E MAIN LLC
410	W0000082015	C01	450 B Mixed Use YrBuilt 1920 SFLA: 3202	16 E Main St BsmtArea: 280	1/8/2016	\$435,000		NORMAN L P JR AVENUE 42 PROPERTIES LLC
410	W0000084022	C01	450 B Mixed Use YrBuilt 1910 SFLA: 9300	207 N Foushee St BsmtArea:	5/17/2016	\$600,000		H & H ASSETS LLC BISON BUILDING WORKS LLC
410	E0000065011	C01	490 B Parking Deck YrBuilt 1974 SFLA: 22238	110 S 13th St BsmtArea:	2/10/2016	\$42,000,000	Sale Includes Multiple Parcels	AT MAIN STREET RICHMOND LLC RVA SHOCKOE GARAGE LP
410	E0000079031	C01	490 B Parking Deck YrBuilt 1955 SFLA: 10404	900 E Cary St BsmtArea:	8/1/2016	\$42,100,000	Relation Between Buyer/Seller	PARMENTER 919 MAIN STREET LP PARMA RICHMOND LLC
410	W0000014019	C02	490 B Parking Deck YrBuilt 1988 SFLA: 84770	13 N 5th St BsmtArea: 13045	4/29/2016	\$1,050,652	Relation Between Buyer/Seller	SECOND PRESBYTERIAN CHURCH OF SECOND PRESBYTERIAN CHURCH OF
410	E0000067015	C02	442 B Professional Office YrBuilt 1900 SFLA: 2918	121 Shockoe Slip BsmtArea: 1459	8/18/2016	\$515,000		VIRGINIA LAND TRUST LLC HAXALL PROPERTIES LLC

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410	W0000101001	C01	442 B Professional Office YrBuilt 1884 SFLA: 2606	17 W Cary St BsmtArea: 1093 BsmtFin:	6/15/2016	\$47,300	Relation Between Buyer/Seller SMITH ALLAN W JR SMITH ALLAN W JR AND ALLAN W
410	W0000101006	C01	442 B Professional Office YrBuilt 1910 SFLA: 3569	7 W Cary St BsmtArea: 400 BsmtFin:	3/4/2016	\$325,000	BURTON KENNETH CARY CENTER PARTNERS LLC
410	W0000146003	C01	442 B Professional Office YrBuilt 1890 SFLA: 6014	209 W Franklin St BsmtArea: 1302 BsmtFin:	12/8/2016	\$750,000	Undetermined 209 W FRANKLIN ASSOCIATES LLC 209 ELIZABETH FRANKLIN LLC
411	N0000039056	C01	470 B Commercial Condo YrBuilt 1908 SFLA: 820	212 1C E Clay St BsmtArea: BsmtFin:	8/31/2016	\$102,500	215 LLC BAGBY LAMONT
411	N0000060016	C01	409 B Commercial Shell YrBuilt 1920 SFLA: 3484	312 N 2nd St BsmtArea: 1742 BsmtFin:	10/21/2016	\$260,000	REYES ALEJANDRO 312 N 2ND LLC
		C01	409 B Commercial Shell YrBuilt 1920 SFLA: 3484	312 N 2nd St BsmtArea: 1742 BsmtFin:	2/10/2016	\$200,000	Sale Includes Multiple Parcels MANN JOHN B AND REYES ALEJANDRO
411	N0000060018	C01	409 B Commercial Shell YrBuilt 1920 SFLA: 3562	308 N 2nd St BsmtArea: BsmtFin:	2/10/2016	\$200,000	Sale Includes Multiple Parcels MANN JOHN B AND REYES ALEJANDRO
411	N0000062001	C01	409 B Commercial Shell YrBuilt 1900 SFLA: 2700	101 E Leigh St BsmtArea: BsmtFin:	12/20/2016	\$145,000	Foreclosure, Forced Sale etc. WELLS FARGO BANK NA KING HARPER
411	N0000102004	C01	409 B Commercial Shell YrBuilt 1900 SFLA: 2352	19 W Leigh St BsmtArea: BsmtFin:	5/27/2016	\$118,000	Sale Includes Multiple Parcels TOMLIN LYNN R & TIAH R SAOUD KHALED
411	N0000102018	C01	409 B Commercial Shell YrBuilt 1915 SFLA: 6520	508 St James St BsmtArea: 3060 BsmtFin:	2/1/2016	\$252,786	Sale Includes Multiple Parcels BOTETOURT INDUSTRIAL LLC FAZALDIN ZARINA M
411	N0000102021	C01	409 B Commercial Shell YrBuilt 1958 SFLA: 1823	506 St James St BsmtArea: BsmtFin:	2/1/2016	\$252,786	Sale Includes Multiple Parcels BOTETOURT INDUSTRIAL LLC FAZALDIN ZARINA M
411	N0000104033	C01	409 B Commercial Shell YrBuilt 1920 SFLA: 14268	10 W Leigh St BsmtArea: BsmtFin:	12/15/2016	\$505,000	Asmnt/Sale Desc Doesn't Match MASONIC BUILDING ASSN INC 10 WEST LEIGH ST LLC
411	N0000039008		401 B Commercial Vacant Land YrBuilt SFLA:	522 N 3rd St BsmtArea: BsmtFin:	8/1/2016	\$95,000	Sale Includes Multiple Parcels GLENN APPRAISAL SERVICES INC HOT SPOT LLC
411	N0000039009		401 B Commercial Vacant Land YrBuilt SFLA:	520 N 3rd St BsmtArea: BsmtFin:	8/1/2016	\$95,000	Sale Includes Multiple Parcels GLENN APPRAISAL SERVICES INC HOT SPOT LLC
411	N0000037035	C01	410 B General Retail/Service YrBuilt 1920 SFLA: 2106	311 N 2nd St BsmtArea: BsmtFin:	4/15/2016	\$119,000	LEE JULIAN AND BEVERLY JR TRS MF DEVELOPMENT LLC
411	N0000573005	C01	410 B General Retail/Service YrBuilt 1910 SFLA: 400	1315 W Leigh St BsmtArea: BsmtFin:	3/7/2016	\$134,950	SCHEER GEORGE S HAM PROPERTIES LLC
411	N0000061019	C01	450 B Mixed Use YrBuilt 1910 SFLA: 2670	402 1/2 N 2nd St BsmtArea: 1695 BsmtFin:	6/30/2016	\$168,000	STALLINGS RONALD A FAR NIA LLC
411	N0000120001	C01	450 B Mixed Use YrBuilt 1900 SFLA: 2548	435 Brook Road BsmtArea: 1274 BsmtFin:	2/26/2016	\$425,000	VIRGINIA REALTY VENTURES LLC HOPPER ROBERT FINLEY IV

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411	N0000182012	C01	450 B Mixed Use YrBuilt 1920 SFLA: 4336	300 W Clay St BsmtArea: 2086 BsmtFin:	3/28/2016	\$600,000	Sale Outside Market Range 508 BROOK ROAD LLC KO CAPITAL LLC
411	N0000038025	C01	406 B Paved Surface Parking YrBuilt 2000 SFLA:	200 E Marshall St BsmtArea: BsmtFin:	11/18/2016	\$2,000,000	Sale Outside Market Range RESTAURANTEUR INC 200 EAST MARSHALL STREET LLC
411	N0000077047	C01	406 B Paved Surface Parking YrBuilt 1990 SFLA:	4 W Marshall St BsmtArea: BsmtFin:	11/14/2016	\$425,000	Sale Includes Multiple Parcels HUNT A LEE JR EST 2 EAST MARSHALL ST LLC
411	N0000077048	C01	406 B Paved Surface Parking YrBuilt 1990 SFLA:	6 W Marshall St BsmtArea: BsmtFin:	11/14/2016	\$425,000	Sale Includes Multiple Parcels HUNT A LEE JR EST 2 EAST MARSHALL ST LLC
411	N0000077049	C01	406 B Paved Surface Parking YrBuilt 1900 SFLA:	8 W Marshall St BsmtArea: BsmtFin:	11/14/2016	\$425,000	Sale Includes Multiple Parcels HUNT A LEE JR EST 2 EAST MARSHALL ST LLC
411	N0000038005	C01	442 B Professional Office YrBuilt 1900 SFLA: 3054	209 E Clay St BsmtArea: 240 BsmtFin:	6/30/2016	\$270,000	Sale Outside Market Range HODGSON ANTHONY KINGSLEY AND HIAJW LLC
411	N0000077046	C02	432 B Vehicle Service/Car Wash YrBuilt 1944 SFLA: 728	0 W Marshall St BsmtArea: BsmtFin:	11/14/2016	\$425,000	Sale Includes Multiple Parcels HUNT A LEE JR EST 2 EAST MARSHALL ST LLC
420	E0000187001		401 B Commercial Vacant Land YrBuilt SFLA:	1903 E Marshall St BsmtArea: BsmtFin:	3/1/2016	\$2,047,000	GTR CEDAR LLC SHOCKOE REALTY VENTURES LLC
420	E0001116037		401 B Commercial Vacant Land YrBuilt SFLA:	3811 Glenwood Ave BsmtArea: BsmtFin:	12/19/2016	\$830,000	Sale Includes Multiple Parcels SMITH CHARLES A JR ETALS 3012 PARK AVENUE LLC
420	E0000110001	C01	441 B General Office YrBuilt 1900 SFLA: 32040	1709 E Cary St BsmtArea: BsmtFin:	9/28/2016	\$1,250,000	1717 EAST CARY LLC 1717 PARTNERS LLC
420	E0000108035	C01	450 B Mixed Use YrBuilt 1915 SFLA: 4858	1704 E Main St BsmtArea: BsmtFin:	12/22/2016	\$285,000	1704-1706 E MAIN STREET LLC FIRST MAIN STREET LLC
420	E0000437007	C01	450 B Mixed Use YrBuilt 1900 SFLA: 3700	324 N 27th St BsmtArea: BsmtFin:	11/30/2016	\$410,000	1819 PROPERTY LLC RVA ADT PROPERTIES LLC
420	E0000730010	C02	450 B Mixed Use YrBuilt 1900 SFLA: 4241	3118 E Marshall St BsmtArea: BsmtFin:	12/27/2016	\$425,000	KIM SOON K BLUE WHALER LLC
420	E0000334003	C02	442 B Professional Office YrBuilt 1910 SFLA: 922	2416 Jefferson Ave BsmtArea: BsmtFin:	3/28/2016	\$182,500	TAYLOR'S VISION LLC 2411 M ST LLC
420	E0000108002	C01 C02	426 B Restaurant/Bar YrBuilt 1910 SFLA: 3865 426 B Restaurant/Bar YrBuilt 1880 SFLA: 7312	1709 E Franklin St BsmtArea: 1052 BsmtFin: 1709 E Franklin St BsmtArea: BsmtFin:	4/29/2016 4/29/2016	\$502,093 \$502,093	1713 VENTURES LLC 1705 E FRANKLIN LLC 1713 VENTURES LLC 1705 E FRANKLIN LLC
425	E0000452043	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 1420	711 1 Hospital St BsmtArea: BsmtFin:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452044	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 6380	711 2 Hospital St BsmtArea: BsmtFin:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC

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425	E0000452045	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 18030	711 3 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452046	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 2360	711 4 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452047	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 2100	711 5 Hospital St BsmtArea:	5/3/2016	\$325,000	Sale Includes Multiple Parcels COSTON MARK J 711 HOSPITAL STREET LLC
425	E0000452048	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 2100	711 6 Hospital St BsmtArea:	5/3/2016	\$325,000	Sale Includes Multiple Parcels COSTON MARK J 711 HOSPITAL STREET LLC
425	E0000452049	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 2100	711 7 Hospital St BsmtArea:	5/3/2016	\$325,000	Sale Includes Multiple Parcels COSTON MARK J 711 HOSPITAL STREET LLC
425	E0000452050	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 1660	711 8 Hospital St BsmtArea:	5/3/2016	\$325,000	Sale Includes Multiple Parcels COSTON MARK J 711 HOSPITAL STREET LLC
425	E0000452051	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 1660	711 9 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452052	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 1500	711 10 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452053	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 1511	711 11 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452054	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 1537	711 12 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452055	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 1580	711 13 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452059	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 1852	711 17 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452060	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 3650	711 18 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452061	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 3700	711 19 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452062	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 3700	711 20 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452063	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 4600	711 21 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452064	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 4550	711 22 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452065	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 8020	711 23 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC

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425	E0000452067	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 5910	711 25 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000452068	C01	470 B Commercial Condo YrBuilt 1960 SFLA: 5410	711 26 Hospital St BsmtArea:	6/30/2016	\$2,700,000	Sale Includes Multiple Parcels KIDD AND CO INC HSP 2016 LLC
425	E0000327031	C02	409 B Commercial Shell YrBuilt 1930 SFLA: 2336	2000 Venable St BsmtArea:	7/6/2016	\$110,000	YU DANIEL & ESTHER PATE ROBERT J III
425	E0000469024	C01	409 B Commercial Shell YrBuilt 1900 SFLA: 443	2200 Carrington St BsmtArea:	5/6/2016	\$30,000	JONES HELEN F UNLIMITED RENOVATIONS LLC
425	E0000625015	C01	409 B Commercial Shell YrBuilt 1922 SFLA: 1676	1301 N 30th St BsmtArea:	5/20/2016	\$25,000	Relation Between Buyer/Seller BARRAKAT LLC ON TIME CONSTRUCTION LLC
425	E0120227019	C01	409 B Commercial Shell YrBuilt 1925 SFLA: 700	1907 Mechanicsville Tpke BsmtArea:	4/4/2016	\$40,000	Sale Includes Multiple Parcels CHEN XIAO YU SABA PROPERTY LLC
425	E0000327039		401 B Commercial Vacant Land YrBuilt SFLA:	719 Mosby St BsmtArea:	7/6/2016	\$60,000	YU DANIEL & ESTHER CLARK JASON E & PICKNEY TIMOTHY
			401 B Commercial Vacant Land YrBuilt SFLA:	719 Mosby St BsmtArea:	7/14/2016	\$100,000	Sale Includes Multiple Parcels CLARK JASON E & PICKNEY TIMOTHY BILDER DEVELOPMENT LLC
425	E0000327040		401 B Commercial Vacant Land YrBuilt SFLA:	721 Mosby St BsmtArea:	7/14/2016	\$100,000	Sale Includes Multiple Parcels CLARK JASON E & PICKNEY TIMOTHY BILDER DEVELOPMENT LLC
			401 B Commercial Vacant Land YrBuilt SFLA:	721 Mosby St BsmtArea:	7/6/2016	\$60,000	YU DANIEL & ESTHER CLARK JASON E & PICKNEY TIMOTHY
425	E0000712009		401 B Commercial Vacant Land YrBuilt SFLA:	2532 Nine Mile Road BsmtArea:	6/8/2016	\$297,000	Sale Includes Multiple Parcels BON SECOURS RICHMOND COMMUNITY RICHMOND REDEVELOPMENT AND
425	E0000712010		401 B Commercial Vacant Land YrBuilt SFLA:	2530 Nine Mile Road BsmtArea:	6/8/2016	\$297,000	Sale Includes Multiple Parcels BON SECOURS RICHMOND COMMUNITY RICHMOND REDEVELOPMENT AND
425	E0000712011		401 B Commercial Vacant Land YrBuilt SFLA:	2528 Nine Mile Road BsmtArea:	6/8/2016	\$297,000	Sale Includes Multiple Parcels BON SECOURS RICHMOND COMMUNITY RICHMOND REDEVELOPMENT AND
425	E0000712012		401 B Commercial Vacant Land YrBuilt SFLA:	2526 Nine Mile Road BsmtArea:	6/8/2016	\$297,000	Sale Includes Multiple Parcels BON SECOURS RICHMOND COMMUNITY RICHMOND REDEVELOPMENT AND
425	E0000712013		401 B Commercial Vacant Land YrBuilt SFLA:	2524 Nine Mile Road BsmtArea:	6/8/2016	\$297,000	Sale Includes Multiple Parcels BON SECOURS RICHMOND COMMUNITY RICHMOND REDEVELOPMENT AND
425	E0000712014		401 B Commercial Vacant Land YrBuilt SFLA:	2522 Nine Mile Road BsmtArea:	6/8/2016	\$297,000	Sale Includes Multiple Parcels BON SECOURS RICHMOND COMMUNITY RICHMOND REDEVELOPMENT AND
425	E0000712015		401 B Commercial Vacant Land YrBuilt SFLA:	2520 Nine Mile Road BsmtArea:	6/8/2016	\$297,000	Sale Includes Multiple Parcels BON SECOURS RICHMOND COMMUNITY RICHMOND REDEVELOPMENT AND
425	E0000712016		401 B Commercial Vacant Land YrBuilt SFLA:	2518 Nine Mile Road BsmtArea:	6/8/2016	\$297,000	Sale Includes Multiple Parcels BON SECOURS RICHMOND COMMUNITY RICHMOND REDEVELOPMENT AND

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425	E0000712017	401 B Commercial Vacant Land YrBuilt SFLA:	2516 Nine Mile Road BsmtArea:	6/8/2016 BsmtFin:	\$297,000	Sale Includes Multiple Parcels	BON SECOURS RICHMOND COMMUNITY RICHMOND REDEVELOPMENT AND
425	E0000712023	401 B Commercial Vacant Land YrBuilt SFLA:	2500 Nine Mile Road BsmtArea:	6/8/2016 BsmtFin:	\$297,000	Sale Includes Multiple Parcels	BON SECOURS RICHMOND COMMUNITY RICHMOND REDEVELOPMENT AND
425	E0000667017	C01 415 B Convenience Store YrBuilt 1927 SFLA: 1303	1400 Mechanicsville Tpke BsmtArea:	5/20/2016 BsmtFin:	\$160,000	Sale Outside Market Range	PARK JASON S & JANE K HALA LLC
425	E0000612017	C01 410 B General Retail/Service YrBuilt 1920 SFLA: 1503	1806 Fairmount Ave BsmtArea:	3/14/2016 BsmtFin:	\$120,000	Sale Includes Multiple Parcels	CORPENING PHILLIP L KHATTAB VENTURES INC
425	E0110183007	C01 410 B General Retail/Service YrBuilt 1952 SFLA: 1864	4814 Government Road BsmtArea:	1/20/2016 BsmtFin:	\$150,000	Sale Includes Prsnl Property	LIM BYUNG SUNG KIM GRACE
425	E0000557009	C01 450 B Mixed Use YrBuilt 1914 SFLA: 3262	2123 Fairmount Ave BsmtArea: 1068	3/25/2016 BsmtFin:	\$160,000		NOURE'S LLC PEOPLE CYCLE INC
425	E0000568021	C01 442 B Professional Office YrBuilt 1964 SFLA: 2366	2906 Q St BsmtArea:	7/1/2016 BsmtFin:	\$120,000	Relation Between Buyer/Seller	MARSH DIANE E H SMARSH HOLDINGS LLC
425	E0000712007	C01 442 B Professional Office YrBuilt 1949 SFLA: 2683	1400 N 26th St BsmtArea:	6/8/2016 BsmtFin:	\$175,000	Sale Outside Market Range	SAVAGE HARRY E JR CHURCH HILL NORTH HOLDINGS LLC
425	E0000612020	C01 426 B Restaurant/Bar YrBuilt 1900 SFLA: 578	1800 Fairmount Ave BsmtArea:	3/14/2016 BsmtFin:	\$120,000	Sale Includes Multiple Parcels	CORPENING PHILLIP L KHATTAB VENTURES INC
		C02 426 B Restaurant/Bar YrBuilt 1900 SFLA: 209	1800 Fairmount Ave BsmtArea:	3/14/2016 BsmtFin:	\$120,000	Sale Includes Multiple Parcels	CORPENING PHILLIP L KHATTAB VENTURES INC
		C03 426 B Restaurant/Bar YrBuilt 1900 SFLA: 245	1800 Fairmount Ave BsmtArea:	3/14/2016 BsmtFin:	\$120,000	Sale Includes Multiple Parcels	CORPENING PHILLIP L KHATTAB VENTURES INC
425	E0000612013	C01 420 B Retail Strip YrBuilt 1926 SFLA: 3325	1812 Fairmount Ave BsmtArea:	3/14/2016 BsmtFin:	\$120,000	Sale Includes Multiple Parcels	CORPENING PHILLIP L KHATTAB VENTURES INC
425	E0110246009	C01 432 B Vehicle Service/Car Wash YrBuilt 1955 SFLA: 3082	2101 Williamsburg Road BsmtArea:	2/19/2016 BsmtFin:	\$1,000	Relation Between Buyer/Seller	WALSH VORDEN F & JANET L WALSH VORDEN F AND JANET L AND
		C01 432 B Vehicle Service/Car Wash YrBuilt 1955 SFLA: 3082	2101 Williamsburg Road BsmtArea:	11/18/2016 BsmtFin:	\$1,000	Relation Between Buyer/Seller	WALSH VORDEN FERRELL SR AND WALSH VORDEN FERRELL SR AND
430	N0000069021	401 B Commercial Vacant Land YrBuilt SFLA:	901 N 2nd St BsmtArea:	11/7/2016 BsmtFin:	\$6,000	Relation Between Buyer/Seller	STALLINGS JAMES R REV TRUST TRS HAWTHORNE VENTURES LLC
430	N0000161001	C01 415 B Convenience Store YrBuilt 1987 SFLA: 3200	200 W Hill St BsmtArea:	1/29/2016 BsmtFin:	\$400,000	Sale Includes Prsnl Property	WEST HILL STREET INVESTMENTS LLC A & M PROPERTY LLC
430	N0001156008	C02 415 B Convenience Store YrBuilt 1995 SFLA: 1716	3100 Carolina Ave BsmtArea:	11/15/2016 BsmtFin:	\$255,000	Sale Includes Prsnl Property	JOHNSON BARBARA LLC MAYA LLC
430	N0001336003	C01 456 B Educational YrBuilt 1966 SFLA: 15374	3406 Brook Road BsmtArea: 15374	1/5/2017 BsmtFin:	\$2,800,000	Undetermined	UNION THEOLOGICAL SEMINARY VERITAS SCHOOL PROPERTIES LLC

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430	N0001336004	C01	456 B Educational YrBuilt 1956 SFLA: 14169	1205 Palmyra Ave BsmtArea: 4723 BsmtFin:	1/5/2017	\$2,800,000	Undetermined UNION THEOLOGICAL SEMINARY VERITAS SCHOOL PROPERTIES LLC
		C02	456 B Educational YrBuilt 1956 SFLA: 2785	1205 Palmyra Ave BsmtArea: 2785 BsmtFin:	1/5/2017	\$2,800,000	Undetermined UNION THEOLOGICAL SEMINARY VERITAS SCHOOL PROPERTIES LLC
430	N0000894001	C01	410 B General Retail/Service YrBuilt 1950 SFLA: 1475	15 E Brookland Park Blvd BsmtArea: BsmtFin:	4/6/2016	\$125,000	TOWNS WAYNE R BROOKLAND PARTNERS LLC
430	N0000971018	C01	410 B General Retail/Service YrBuilt 1929 SFLA: 1620	324 W Brookland Park Blvd BsmtArea: BsmtFin:	7/28/2016	\$60,000	Sale Outside Market Range MAGARIAN ROBERT H AND HENRY G NIXON RONALD T
430	N0001557016	C01	410 B General Retail/Service YrBuilt 1921 SFLA: 640	475 E Ladies Mile Road BsmtArea: BsmtFin:	2/4/2016	\$20,000	Relation Between Buyer/Seller DAVIS LANGSTON R ETALS DAVIS LANGSTON R ETALS
		C01	410 B General Retail/Service YrBuilt 1921 SFLA: 640	475 E Ladies Mile Road BsmtArea: BsmtFin:	2/17/2016	\$5,000	Relation Between Buyer/Seller DAVIS LANGSTON R ETALS DAVIS LANGSTON R ETALS
430	N0000539016	C01	450 B Mixed Use YrBuilt 1920 SFLA: 2680	2408 North Ave BsmtArea: 335 BsmtFin:	9/28/2016	\$60,000	KIM HONG WOO AND TUTHILL W ROY BROOKLAND PARTNERS LLC
430	N0000885026	C01	450 B Mixed Use YrBuilt 1922 SFLA: 4200	305 W Brookland Park Blvd BsmtArea: BsmtFin:	5/12/2016	\$266,000	Sale Outside Market Range FERRAMOSCA PAUL I BROOKLAND PARTNERS LLC
430	N0000889007	C01	450 B Mixed Use YrBuilt 1920 SFLA: 3011	101 W Brookland Park Blvd BsmtArea: 494 BsmtFin:	8/30/2016	\$140,000	ZAHIR MAKKA NOVA COMMERCIAL VENTURES III
430	N0000972022	C01	450 B Mixed Use YrBuilt 1925 SFLA: 2016	224 W Brookland Park Blvd BsmtArea: 1064 BsmtFin:	5/23/2016	\$115,000	BURNETT KENNETH L BROOKLAND PARTNERS LLC
430	N0001330012	C04	450 B Mixed Use YrBuilt 1988 SFLA: 73800	1300 Westwood Ave BsmtArea: BsmtFin:	1/29/2016	\$1,450,000	Sale Outside Market Range 1300 WESTWOOD AVENUE LLC LABURNUM HOUSE PROPERTIES LLC
		C05	450 B Mixed Use YrBuilt 1988 SFLA: 32161	1300 Westwood Ave BsmtArea: BsmtFin:	1/29/2016	\$1,450,000	Sale Outside Market Range 1300 WESTWOOD AVENUE LLC LABURNUM HOUSE PROPERTIES LLC
		C06	450 B Mixed Use YrBuilt 1906 SFLA: 14523	1300 Westwood Ave BsmtArea: 6106 BsmtFin:	1/29/2016	\$1,450,000	Sale Outside Market Range 1300 WESTWOOD AVENUE LLC LABURNUM HOUSE PROPERTIES LLC
430	N0000783005	C01	442 B Professional Office YrBuilt 1920 SFLA: 2990	2818 North Ave BsmtArea: 1439 BsmtFin:	4/25/2016	\$190,900	Foreclosure, Forced Sale etc. BRANCH PURCELL C JR AND WILMINGTON SAVINGS FUND SOCIETY
430	N0001321005	C01	442 B Professional Office YrBuilt 1933 SFLA: 3168	3408 Hermitage Road BsmtArea: 864 BsmtFin:	3/18/2016	\$304,000	CARR JAMES N JR AND SANDRA C 3408 HERMITAGE LLC
430	N0000256005		468 B Religious/Church/Synagog YrBuilt SFLA:	1630 Rose Ave BsmtArea: BsmtFin:	2/19/2016	\$33,000	Sale Includes Multiple Parcels BIBLE WAY CHURCH OF OUR LORD ELDERHOMES CORPORATION
430	N0000892030	C01	426 B Restaurant/Bar YrBuilt 1920 SFLA: 720	17 W Brookland Park Blvd BsmtArea: BsmtFin:	7/28/2016	\$30,500	Sale Outside Market Range MITCHELL ARTHUR CITYWIDE INVESTORS INC
430	N0000973025	C01	426 B Restaurant/Bar YrBuilt 1925 SFLA: 600	124 W Brookland Park Blvd BsmtArea: BsmtFin:	9/22/2016	\$20,000	HSU RONG B & LAY L STRATIOU VLASSIS

NBHD Parcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)
430	N0000889031	C01	446 B Theater YrBuilt 1925 SFLA: 5625	115 W Brookland Park Blvd BsmtArea: 748 BsmtFin:	5/9/2016	\$106,000	CHRISTIAN MARIE T HAMPTON NASH LLC
430	N0170026002	C01	432 B Vehicle Service/Car Wash YrBuilt 1979 SFLA: 2083	5000 Chamberlayne Ave BsmtArea: BsmtFin:	7/5/2016	\$475,000	Sale Includes Multiple Parcels LOUPASSI MANUAL G LP DUNG DANIEL W
435	N0170437001	C01	440 B Class A or B Office Bldg YrBuilt 1984 SFLA: 44989	2108 W Laburnum Ave BsmtArea: BsmtFin:	2/17/2016	\$7,545,853	Relation Between Buyer/Seller INTERSTATE CENTER ASSOCIATES MAP FEE OWNER LLC
		C02	440 B Class A or B Office Bldg YrBuilt 1984 SFLA: 42863	2108 W Laburnum Ave BsmtArea: BsmtFin:	2/17/2016	\$7,545,853	Relation Between Buyer/Seller INTERSTATE CENTER ASSOCIATES MAP FEE OWNER LLC
		C03	440 B Class A or B Office Bldg YrBuilt 1984 SFLA: 44823	2108 W Laburnum Ave BsmtArea: BsmtFin:	2/17/2016	\$7,545,853	Relation Between Buyer/Seller INTERSTATE CENTER ASSOCIATES MAP FEE OWNER LLC
435	N0001710009	C01	441 B General Office YrBuilt 1963 SFLA: 14014	3117 W Marshall St BsmtArea: BsmtFin:	9/1/2016	\$2,333,000	Sale Includes Multiple Parcels BATTE J F & SONS OF RICHMOND INC SUMMIT SUITES LLC
		C02	441 B General Office YrBuilt 1963 SFLA: 8100	3117 W Marshall St BsmtArea: BsmtFin:	9/1/2016	\$2,333,000	Sale Includes Multiple Parcels BATTE J F & SONS OF RICHMOND INC SUMMIT SUITES LLC
435	N0001592020	C04	410 B General Retail/Service YrBuilt 1900 SFLA: 3038	1122 N Boulevard BsmtArea: BsmtFin:	3/21/2016	\$242,700	Special Financing/Terms, etc. WARE ATKINSON GARVER LLC LASINE MADALYN
435	N0001592057	C01	410 B General Retail/Service YrBuilt 1924 SFLA: 1400	1126 N Boulevard BsmtArea: BsmtFin:	6/27/2016	\$105,000	Special Financing/Terms, etc. WARE ATKINSON GARVER LLC SMITH GARZA LLC
435	N0001592058	C01	410 B General Retail/Service YrBuilt 1924 SFLA: 2800	1124 N Boulevard BsmtArea: BsmtFin:	11/7/2016	\$375,000	THOMAS INVESTMENTS & HOLDINGS 1124 NORTH BOULEVARD LC
435	N0001710010	C01	406 B Paved Surface Parking YrBuilt 2000 SFLA:	3101 W Marshall St BsmtArea: BsmtFin:	2/16/2016	\$1,725,000	Sale Includes Multiple Parcels CRESTAR SUMMITBREW LLC
435	N0001710011	C01	406 B Paved Surface Parking YrBuilt 2000 SFLA:	1216 Summit Ave BsmtArea: BsmtFin:	2/16/2016	\$1,725,000	Sale Includes Multiple Parcels CRESTAR SUMMITBREW LLC
435	N0001590036	C01	442 B Professional Office YrBuilt 1983 SFLA: 12831	2926 W Marshall St BsmtArea: BsmtFin:	12/29/2016	\$2,914,000	Undetermined CHASEN PROPERTIES LLC WOODFORD VA PROPERTIES LLC
435	N0001712003	C01	442 B Professional Office YrBuilt 1969 SFLA: 11248	3117 W Clay St BsmtArea: BsmtFin:	9/1/2016	\$442,000	Relation Between Buyer/Seller BATTE FRANCES BARR SUMMIT SUITES LLC
		C01	442 B Professional Office YrBuilt 1969 SFLA: 11248	3117 W Clay St BsmtArea: BsmtFin:	9/1/2016	\$1,000,000	SUMMIT SUITES LLC FITZHUGH 4116 LLC
		C01	442 B Professional Office YrBuilt 1969 SFLA: 11248	3117 W Clay St BsmtArea: BsmtFin:	9/1/2016	\$1,000,000	SUMMIT SUITES LLC FITZHUGH 4116 LLC
435	N0001712024	C01	442 B Professional Office YrBuilt 1974 SFLA: 16172	3122 W Marshall St BsmtArea: BsmtFin:	9/1/2016	\$2,333,000	Sale Includes Multiple Parcels BATTE J F & SONS OF RICHMOND INC SUMMIT SUITES LLC
435	N0001481038	C05	416 B Supermarkets YrBuilt 2016 SFLA: 18057	927 Myers St BsmtArea: BsmtFin:	10/13/2016	\$3,050,000	BOULEVARD PARTNERS LLC 927 MYERS LLC
435	N0001587012	C02	432 B Vehicle Service/Car Wash YrBuilt 1964 SFLA: 4200	2907 W Marshall St BsmtArea: BsmtFin:	12/13/2016	\$600,000	Sale Includes Multiple Parcels CONNER BROS CUSTOM LLC CC RICHMOND SHEPPARD STREET LLC

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435	N0001587013	C02	432 B Vehicle Service/Car Wash YrBuilt 1900 SFLA: 4134	2901 W Marshall St BsmtArea:	12/13/2016	\$600,000	Sale Includes Multiple Parcels CONNER BROS CUSTOM LLC CC RICHMOND SHEPPARD STREET LLC
440	W0000604002	C01	406 B Paved Surface Parking YrBuilt 1980 SFLA:	1533 W Main St BsmtArea:	4/14/2016	\$375,000	Relation Between Buyer/Seller LAFRANCE LAUNDRY LLC LAFRANCE LAUNDRY LLC AND
445	W0001282005		401 B Commercial Vacant Land YrBuilt SFLA:	2917 Ellwood Ave BsmtArea:	12/30/2016	\$730,000	Undetermined SALDUS-WEST LLC BRATTICE MILL LLC
445	W0001282007	C01	448 B Day Care Facility YrBuilt 1922 SFLA: 2803	2911 Ellwood Ave BsmtArea: 1199	12/30/2016	\$730,000	Undetermined SALDUS-WEST LLC BRATTICE MILL LLC
445	W0001406027	C01	410 B General Retail/Service YrBuilt 1912 SFLA: 3072	3101 Ellwood Ave BsmtArea: 624	3/25/2016	\$575,000	Sale Outside Market Range SUTER OWEN E III & DEBORAH D SAUER PROPERTIES INC
445	W0001592037	C02	410 B General Retail/Service YrBuilt 1990 SFLA: 2310	3426 W Cary St BsmtArea:	6/13/2016	\$975,000	WHITE MARIETTA C HYMAN ROTH LLC
		C03	410 B General Retail/Service YrBuilt 1980 SFLA:	3426 W Cary St BsmtArea:	6/13/2016	\$975,000	WHITE MARIETTA C HYMAN ROTH LLC
445	W0001358041	C01	442 B Professional Office YrBuilt 1925 SFLA: 1986	15 S Belmont Ave BsmtArea:	9/16/2016	\$455,000	BATTELLE BEVERLY K AND SQUILLANTE ROBERT G
446	N0001588024	C01	445 B Bank YrBuilt 1948 SFLA: 9980	3022 W Broad St BsmtArea: 920	2/16/2016	\$1,725,000	Sale Includes Multiple Parcels CRESTAR SUMMITBREW LLC
446	W0001170001	C01	445 B Bank YrBuilt 1947 SFLA: 14100	2601 W Broad St BsmtArea: 7050	9/9/2016	\$1,200,000	Sale Includes Multiple Parcels FIRST STATES INVESTORS 5200 LLC 2601 WEST BROAD LLC
446	W0000615004	C01	455 B Community Ctr / Club YrBuilt 1925 SFLA: 7011	1515 W Broad St BsmtArea:	2/12/2016	\$1,200,000	Sale Includes Multiple Parcels COLISEUM ASSOCIATES L L C JACAL ENTERPRISE LLC
446	W0000358014		428 B Fast Food Restaurant YrBuilt SFLA:	813 W Grace St BsmtArea:	1/21/2016	\$2,500,000	Sale Outside Market Range HATZIGIANNIDIS KONSTANTINOS & VCUREF
446	W0001048025	C01	428 B Fast Food Restaurant YrBuilt 1987 SFLA: 3256	2309 W Broad St BsmtArea:	4/25/2016	\$1,710,000	Sale Includes Multiple Parcels KOVANES DEAN S WILLIS J W
446	N0001940002	C01	441 B General Office YrBuilt 1954 SFLA: 9268	4000 W Broad St BsmtArea: 4634	3/31/2016	\$5,100,000	Sale Includes Multiple Parcels COMMONWEALTH OF VIRGINIA 2252 LLC
446	N0001940004	C01	441 B General Office YrBuilt 1957 SFLA: 29475	4010 W Broad St BsmtArea:	3/31/2016	\$5,100,000	Sale Includes Multiple Parcels COMMONWEALTH OF VIRGINIA 2252 LLC
446	N0001940006	C01	441 B General Office YrBuilt 1960 SFLA: 21954	4016 W Broad St BsmtArea:	3/31/2016	\$5,100,000	Sale Includes Multiple Parcels COMMONWEALTH OF VIRGINIA 2252 LLC
446	N0000037027	C01	410 B General Retail/Service YrBuilt 1940 SFLA: 3946	206 E Broad St BsmtArea:	11/16/2016	\$305,000	LEHMAN MACKLIN RUBENSTEIN LLC 206 E BROAD LLC
446	N0002001006	C01	410 B General Retail/Service YrBuilt 1945 SFLA: 196	4120 W Broad St BsmtArea:	4/29/2016	\$173,920	Sale Includes Multiple Parcels BROAD INVESTMENTS LLC PET MOOSE LLC

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446	W0001418007	C01	410 B General Retail/Service YrBuilt 1938 SFLA: 4404	3121 W Broad St BsmtArea:	5/19/2016	\$730,000	CHIOCCA MICHELE L & TERESA M CDI BROAD LLC
446	N0001711002	C02	460 B Hotel YrBuilt 1963 SFLA: 13606	3200 W Broad St BsmtArea: 21263	9/16/2016	\$5,900,000	Sale Includes Multiple Parcels MIDTOWN HOSPITALITY LLC PINEAPPLE ACQUISITIONS LLC
446	W0000036003	C01	450 B Mixed Use YrBuilt 1930 SFLA: 10935	309 E Broad St BsmtArea: 3645	9/16/2016	\$395,000	PARK SUNG G TRUSTEE RANDYMAC IV LLC
446	W0000036004	C01	450 B Mixed Use YrBuilt 1940 SFLA: 8232	311 E Broad St BsmtArea: 2520	9/16/2016	\$475,000	HAGGINS BARKSDALE W RANDYMAC IV LLC
446	W0000036005	C01	450 B Mixed Use YrBuilt 1940 SFLA: 7920	313 E Broad St BsmtArea: 2640	9/16/2016	\$367,500	LINIADO ELI RANDYMAC IV LLC
446	W0000036006	C01	450 B Mixed Use YrBuilt 1940 SFLA: 5830	315 E Broad St BsmtArea: 2386	9/16/2016	\$367,500	THREE HUNDRED FIFTEEN CORP RANDYMAC IV LLC
446	W0000064005	C01	450 B Mixed Use YrBuilt 1915 SFLA: 7150	109 E Broad St BsmtArea: 2860	7/1/2016	\$450,000	HAGGINS BARKSDALE W GUEYE AWA THIAM
446	W0000468001	C01	450 B Mixed Use YrBuilt 1903 SFLA: 5114	939 W Grace St BsmtArea: 726	10/18/2016	\$675,000	Sale Outside Market Range MIRAKIAN GREGG & CUTBUSH CATHY CDI HARRISON LLC
446	W0000615003	C02	450 B Mixed Use YrBuilt 1922 SFLA: 5242	1517 W Broad St BsmtArea: 655	2/12/2016	\$1,200,000	Sale Includes Multiple Parcels COLISEUM ASSOCIATES LLC JACAL ENTERPRISES LLC
446	W0000736025	C02	450 B Mixed Use YrBuilt 1920 SFLA: 3004	1617 W Broad St BsmtArea: 735	3/9/2016	\$445,000	FAN TAN INC BARKLEY LIMITED THE LLC
446	N0001940008	C01	406 B Paved Surface Parking YrBuilt 2000 SFLA:	3900 B W Broad St BsmtArea:	3/31/2016	\$5,100,000	Sale Includes Multiple Parcels COMMONWEALTH OF VIRGINIA 2252 LLC
446	W0001048029	C01	406 B Paved Surface Parking YrBuilt 1987 SFLA:	2305 W Broad St BsmtArea:	4/25/2016	\$1,710,000	Sale Includes Multiple Parcels KOVANES DEAN S WILLIS J W
446	W0001170002	C01	406 B Paved Surface Parking YrBuilt 1985 SFLA:	2607 W Broad St BsmtArea:	9/9/2016	\$1,200,000	Sale Includes Multiple Parcels FIRST STATES INVESTORS 5200 LLC 2601 WEST BROAD LLC
446	W0001170005	C01	406 B Paved Surface Parking YrBuilt 1980 SFLA:	2613 W Broad St BsmtArea:	9/9/2016	\$1,200,000	Sale Includes Multiple Parcels FIRST STATES INVESTORS 5200 LLC 2601 WEST BROAD LLC
446	W0001884004	C01	442 B Professional Office YrBuilt 1960 SFLA: 4320	4116 Fitzhugh Ave BsmtArea:	8/15/2016	\$640,000	FITZHUGH 4116 LLC 4116 FITZHUGH LLC
446	W0000299020	C01	426 B Restaurant/Bar YrBuilt 1980 SFLA: 2518	612 W Grace St BsmtArea:	9/13/2016	\$2,000,000	Sale Outside Market Range G J & H JEFFERSON DAVIS LLC VCUREF
450	W0000660052	C01	470 B Commercial Condo YrBuilt 1955 SFLA: 1930	1614 W Main St BsmtArea:	4/20/2016	\$530,000	Sale Includes Prsnl Property AZHAR INVESTMENTS LLC TROLLEY PROPERTY LLC
450	W0000849051	C01	470 B Commercial Condo YrBuilt 2006 SFLA: 1010	1923 W Cary St BsmtArea:	12/8/2016	\$425,000	Sale Includes Multiple Parcels A COPLEY LLC G&D INVESTMENTS LLC

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450	W0000849052	C01	470 B Commercial Condo YrBuilt 2006 SFLA: 945	1925 W Cary St BsmtArea:	12/8/2016	\$425,000	Sale Includes Multiple Parcels	A COPLEY LLC G&D INVESTMENTS LLC
450	W0000849058	C01	470 B Commercial Condo YrBuilt 2006 SFLA: 1070	107 S Meadow St BsmtArea:	4/5/2016	\$285,000	Sale Includes Multiple Parcels	MEADOW STREET HOLDINGS LLC PARMOO LLC
450	W0000849059	C01	470 B Commercial Condo YrBuilt 2006 SFLA: 1104	105 S Meadow St BsmtArea:	4/5/2016	\$285,000	Sale Includes Multiple Parcels	MEADOW STREET HOLDINGS LLC PARMOO LLC
450	W0000849060	C01	470 B Commercial Condo YrBuilt 2006 SFLA: 1104	103 S Meadow St BsmtArea:	4/5/2016	\$285,000	Sale Includes Multiple Parcels	MEADOW STREET HOLDINGS LLC PARMOO LLC
450	W0000849061	C01	470 B Commercial Condo YrBuilt 2006 SFLA: 1070	101 S Meadow St BsmtArea:	4/5/2016	\$285,000	Sale Includes Multiple Parcels	MEADOW STREET HOLDINGS LLC PARMOO LLC
450	W0001665025	C01	441 B General Office YrBuilt 1955 SFLA: 20853	1004 N Thompson St BsmtArea:	1/14/2016	\$520,000	Sale Outside Market Range	TEN-0-FOUR L C 1004 N THOMPSON ST LLC
450	W0000851011	C01	410 B General Retail/Service YrBuilt 1989 SFLA: 9218	1903 W Main St BsmtArea:	8/31/2016	\$2,100,000	Sale Includes Multiple Parcels	NINETEEN HUNDRED MAIN ST LLC MAIN AND MEADOW LLC
450	W0001036010	C01	410 B General Retail/Service YrBuilt 1900 SFLA: 6740	2311 W Main St BsmtArea:	1/19/2016	\$769,259	Special Financing/Terms, etc.	WOOD MICHAEL L L C BAD BUILDING LLC
450	W0001160030	C01	410 B General Retail/Service YrBuilt 1900 SFLA: 6288	2614 W Cary St BsmtArea:	5/6/2016	\$600,000	Asmnt/Sale Desc Doesn't Match	BELLONA ARSENAL FARM 2614 W CARY LLC
450	W0001166022	C01	410 B General Retail/Service YrBuilt 1922 SFLA: 4065	400 N Robinson St BsmtArea: 4065	11/22/2016	\$1,400,000		400 NROBINSON LLC DIRADOUR THE LLC
450	W0001243021	C01	410 B General Retail/Service YrBuilt 1920 SFLA: 7212	2810 W Cary St BsmtArea:	12/6/2016	\$2,065,550	Sale Outside Market Range	PIII LLC AREA 10 FAITH COMMUNITY
		C02	410 B General Retail/Service YrBuilt 1920 SFLA: 1856	2810 W Cary St BsmtArea:	12/6/2016	\$2,065,550	Sale Outside Market Range	PIII LLC AREA 10 FAITH COMMUNITY
450	W0001411019	C01	410 B General Retail/Service YrBuilt 1920 SFLA: 1540	409 Cleveland St BsmtArea:	4/29/2016	\$172,500		SHAIA HARRY JR TRUSTEE BUNDAIS ENTERPRISES LLC
450	W0001792019	C01	443 B Medical Clinic/Office YrBuilt 1959 SFLA: 3710	3900 Monument Ave BsmtArea: 773	12/1/2016	\$605,000		GHARSE SURESH & SEEMA S BASAVARAJ DURGADA & SHRUTI &
450	W0001031033	C01	450 B Mixed Use YrBuilt 1920 SFLA: 2047	401 S Stafford Ave BsmtArea: 513	10/3/2016	\$270,000	Special Financing/Terms, etc.	BURLEE MATTHEW D BYRDS NEST BUILDING LLC
450	W0001117003	C01	450 B Mixed Use YrBuilt 1920 SFLA: 2394	2523 W Main St BsmtArea:	7/1/2016	\$350,000		MOUNTAIN ROAD #2 LLC BROTHERS PROPERTY LLC
450	W0001117006	C02	450 B Mixed Use YrBuilt 1920 SFLA: 2542	2517 W Main St BsmtArea:	12/1/2016	\$391,500		CHEATHAM JAMES AND LINDSEY MCMAHON PATRICK N AND STACAEY D
450	W0001129013	C01	450 B Mixed Use YrBuilt 1924 SFLA: 4890	2502 Monument Ave BsmtArea: 1655	11/2/2016	\$1,100,000	Sale Includes Prsnl Property	WADE RANDY D AND MCHUGH MARY K VOLLINO A JOHN AND

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450	W0001170016	C01	450 B Mixed Use YrBuilt 1922 SFLA: 3207	812 N Robinson St BsmtArea: 1615	4/4/2016	\$385,000	Sale Includes Prsnl Property EAST WEST INVESTMENT AND 812 N ROBINSON LLC
450	W0001412012	C01	450 B Mixed Use YrBuilt 1924 SFLA: 1584	3101 Patterson Ave BsmtArea:	4/28/2016	\$350,000	Sale Outside Market Range ARARAT LAND COMPANY INC CLAY ACQUISITIONS INC
450	W0000851002	C01	406 B Paved Surface Parking YrBuilt 1970 SFLA:	1917 W Main St BsmtArea:	8/31/2016	\$2,100,000	Sale Includes Multiple Parcels NINETEEN HUNDRED MAIN ST LLC MAIN AND MEADOW LLC
450	W0000851018	C01	406 B Paved Surface Parking YrBuilt 1975 SFLA:	1904 W Cary St BsmtArea:	1/10/2017	\$125,000	Undetermined NINETEEN HUNDRED MAIN STREET LLC ECK ENTERPRISES LLC
450	W0000851019	C01	406 B Paved Surface Parking YrBuilt 1975 SFLA:	1906 W Cary St BsmtArea:	1/10/2017	\$125,000	Undetermined NINETEEN HUNDRED MAIN ST LLC ECK ENTERPRISES LLC
450	W0000851020	C01	406 B Paved Surface Parking YrBuilt 1975 SFLA:	1908 W Cary St BsmtArea:	1/10/2017	\$125,000	Undetermined NINETEEN HUNDRED MAIN ST LLC ECK ENTERPRISES LLC
450	W0001170027	C01	406 B Paved Surface Parking YrBuilt 1979 SFLA:	805 N Mulberry St BsmtArea:	10/14/2016	\$1,900,000	Sale Includes Multiple Parcels TRP JULIANS LLC 2617 WEST BROAD LLC
450	W0000851001	C01	442 B Professional Office YrBuilt 1900 SFLA: 3487	9 S Meadow St BsmtArea: 1475	8/31/2016	\$2,100,000	Sale Includes Multiple Parcels NINETEEN HUNDRED MAIN ST LLC MAIN AND MEADOW LLC
450	W0001119024	C01	442 B Professional Office YrBuilt 1900 SFLA: 3818	2510 W Main St BsmtArea:	5/17/2016	\$285,000	Sale Outside Market Range VIRGINIA RENTALS LLC WHITE BENJAMIN BRISCOE IV
450	W0200075015	C01	442 B Professional Office YrBuilt 1925 SFLA: 742	5430 Patterson Ave BsmtArea: 192	3/31/2016	\$350,000	BOWLES AUBREY RUSSELL IV AND WOOD MICHAEL LLC
450	W0200111009	C01	442 B Professional Office YrBuilt 1925 SFLA: 2820	5600 Grove Ave BsmtArea:	1/6/2016	\$695,000	MARCHANT LLC 5600 GROVE LLC
450	W0200185025	C01	442 B Professional Office YrBuilt 1920 SFLA: 2200	122 Granite Ave BsmtArea:	3/2/2016	\$550,000	Sale Outside Market Range WOOD ANDREW W AND CHERYL C GRANITE REAL ESTATE COMPANY LLC
450	W0210261033	C02	442 B Professional Office YrBuilt 1974 SFLA: 12172	410 Libbie Ave BsmtArea: 4872	7/13/2016	\$3,200,000	S & J INGRAM LIMITED JACKSON RIVER VENTURES LLC
		C03	442 B Professional Office YrBuilt 1947 SFLA: 1380	410 Libbie Ave BsmtArea:	7/13/2016	\$3,200,000	S & J INGRAM LIMITED JACKSON RIVER VENTURES LLC
450	W0000790012	C01	468 B Religious/Church/Synagog YrBuilt 1900 SFLA: 3910	1518 Texas Ave BsmtArea:	5/20/2016	\$125,000	Relation Between Buyer/Seller PROGRESSIVE HOLINESS CHURCH TR PROGRESSIVE HOLINESS CHURCH
450	W0000851004	C01	426 B Restaurant/Bar YrBuilt 1950 SFLA: 13432	1911 W Main St BsmtArea:	8/31/2016	\$2,100,000	Sale Includes Multiple Parcels NINETEEN HUNDRED MAIN ST LLC MAIN AND MEADOW LLC
450	W0000942030	C01	426 B Restaurant/Bar YrBuilt 1957 SFLA: 680	2118 W Cary St BsmtArea:	12/15/2016	\$184,000	BRANDON MARK REAL GL LLC
450	W0001158001	C01	426 B Restaurant/Bar YrBuilt 1910 SFLA: 3228	2631 W Cary St BsmtArea:	9/13/2016	\$425,000	SHAHINIAN MIKE A AND SUNSHINE DAYDREAM LLC

NBHD Parcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)
450	W0210310005	C01	426 B Restaurant/Bar YrBuilt 1956 SFLA: 1297	5810 Grove Ave BsmtArea: 612 BsmtFin:	9/30/2016	\$500,000	HELTZER HERBERT L THE DIRADOUR LLC
450	W0000810044	C02	420 B Retail Strip YrBuilt 1920 SFLA: 6240	3 S Granby St BsmtArea: BsmtFin:	7/26/2016	\$500,000	HAUFT AMY AND RISLEY JOHN BRIZZOLARA PROPERTIES LLC
470	C0011105030	C01	440 B Class A or B Office Bldg YrBuilt 1985 SFLA: 51365	9201 Forest Hill Ave BsmtArea: 5097 BsmtFin:	10/14/2016	\$8,150,000	BANYAN STREET/GAP STONY POINT SIR PROPERTIES TRUST
470	C0080627002		401 B Commercial Vacant Land YrBuilt SFLA:	4555 Welford Ave BsmtArea: BsmtFin:	10/4/2016	\$375,000	Sale Includes Multiple Parcels BROAD ROCK PROPERTIES LLC PROFESSIONAL HOMES LLC
470	C0060334018	C01	455 B Community Ctr / Club YrBuilt 1900 SFLA: 2623	4100 Sunlight Ave BsmtArea: BsmtFin:	12/13/2016	\$170,000	Relation Between Buyer/Seller SOUTH RICHMOND POST OF THE GODS KINGDOM LIVING FAMILY
		C02	455 B Community Ctr / Club YrBuilt 1900 SFLA: 306	4100 Sunlight Ave BsmtArea: BsmtFin:	12/13/2016	\$170,000	Relation Between Buyer/Seller SOUTH RICHMOND POST OF THE GODS KINGDOM LIVING FAMILY
470	C0050603037	C03	422 B Community Shopping Cent YrBuilt 1979 SFLA: 72396	6315 Jahnke Road BsmtArea: BsmtFin:	2/25/2016	\$3,575,000	LIM FAMILY PARTNERSHIP WHITEHEAD & CHIOCCA PROPERTIES
		C05	422 B Community Shopping Cent YrBuilt 1980 SFLA: 801	6315 Jahnke Road BsmtArea: BsmtFin:	2/25/2016	\$3,575,000	LIM FAMILY PARTNERSHIP WHITEHEAD & CHIOCCA PROPERTIES
470	C0050603020	C01	456 B Educational YrBuilt 1985 SFLA: 1600	6629 Jahnke Road BsmtArea: 1288 BsmtFin:	10/6/2016	\$1,100,000	Relation Between Buyer/Seller CRESTWOOD PRESBYTERIAN ELIJAH HOUSE ACADEMY
470	C0060059012	C01	410 B General Retail/Service YrBuilt 1975 SFLA: 2098	3628 E Broad Rock Road BsmtArea: BsmtFin:	9/8/2016	\$26,900	Foreclosure, Forced Sale etc. SECRETARY OF THE US DEPT OF GUERRERO CARMEN E
470	C0080829090	C01	410 B General Retail/Service YrBuilt 1980 SFLA: 1296	4705 Walmsley Blvd BsmtArea: BsmtFin:	6/30/2016	\$250,000	SZAWRONSKI JOYCE EL O ELLA INC
470	C0090320004	C01	410 B General Retail/Service YrBuilt 1970 SFLA: 5100	1807 Broad Rock Blvd BsmtArea: BsmtFin:	2/3/2016	\$150,000	Sale Outside Market Range PAK KWANG SON GNY LLC
470	S0000500031	C01	410 B General Retail/Service YrBuilt 1985 SFLA: 2520	2201 Semmes Ave BsmtArea: BsmtFin:	5/6/2016	\$250,000	Foreclosure, Forced Sale etc. LUCCEE'S LLC Z WATKINS GROUP THE LLC
470	S0001732001	C01	410 B General Retail/Service YrBuilt 1960 SFLA: 1598	3416 Semmes Ave BsmtArea: BsmtFin:	3/2/2016	\$115,000	J & V ASSOCIATES LLC COQUI CYCLERY INC
470	S0060296008	C01	410 B General Retail/Service YrBuilt 1985 SFLA: 3728	4803 Forest Hill Ave BsmtArea: BsmtFin:	9/12/2016	\$300,000	Special Financing/Terms, etc. LUCCA PROPERTIES LLC ARMETTA LLC
470	C0040585024	C01	443 B Medical Clinic/Office YrBuilt 1985 SFLA: 2352	6750 Forest Hill Ave BsmtArea: 2352 BsmtFin:	6/20/2016	\$50,000	Relation Between Buyer/Seller DIXON BRYAN L & BELTRAMI MARK A DIXON BRYAN L & BELTRAMI MARK A
470	C0080745021	C01	406 B Paved Surface Parking YrBuilt 2000 SFLA:	3350 Broad Rock Blvd BsmtArea: BsmtFin:	6/28/2016	\$100,000	Relation Between Buyer/Seller BROAD ROCK INC SHRI GHANSHYAM INC
470	C0040660043	C01	442 B Professional Office YrBuilt 1985 SFLA: 1575	7032 Forest Hill Ave BsmtArea: BsmtFin:	10/7/2016	\$294,000	SEVENTY THIRTY TWO FOREST HILL JDJ PROPERTIES LLC

NBHD Parcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)
470	C0080667020	R01	442 B Professional Office YrBuilt 1980 SFLA: 1874	3225 Broad Rock Blvd BsmtArea:	11/16/2016	\$10,000	Special Financing/Terms, etc. PIERCE ROBERT W FISHER ROBERT J
470	C0050603022	C01	468 B Religious/Church/Synagog YrBuilt 1974 SFLA: 19538	6627 Jahnke Road BsmtArea:	10/6/2016	\$1,100,000	Relation Between Buyer/Seller CRESTWOOD PRESBYTERIAN ELIJAH HOUSE ACADEMY
470	C0080294004	C01	468 B Religious/Church/Synagog YrBuilt 1980 SFLA: 8280	5515 Bryce Lane BsmtArea:	11/1/2016	\$750,000	Foreclosure, Forced Sale etc. SOUTHSIDE BAPTIST TEMPLE TR CHESAPEAKE HOLDINGS KB LLC
		C02	468 B Religious/Church/Synagog YrBuilt 2002 SFLA: 21001	5515 Bryce Lane BsmtArea:	11/1/2016	\$750,000	Foreclosure, Forced Sale etc. SOUTHSIDE BAPTIST TEMPLE TR CHESAPEAKE HOLDINGS KB LLC
470	C0080627046	C02	426 B Restaurant/Bar YrBuilt 1985 SFLA: 3203	3111 Broad Rock Blvd BsmtArea:	10/4/2016	\$375,000	Sale Includes Multiple Parcels BROAD ROCK PROPERTIES LLC PROFESSIONAL HOMES LLC
470	C0080627048	C01	430 B Vehicle Sales & Service YrBuilt 1985 SFLA: 720	3101 Broad Rock Blvd BsmtArea:	6/28/2016	\$137,500	Sale Outside Market Range MCKINNISH DONALD W RENACER COMPANY LLC
471	C0051057002		401 B Commercial Vacant Land YrBuilt SFLA:	6745 Atmore Dr BsmtArea:	10/31/2016	\$100,000	Sale Includes Multiple Parcels MATTHEW FAMILY II LLC TEJADA MAUEL A
471	C0060921040	C01	448 B Day Care Facility YrBuilt 1973 SFLA: 2561	6201 Midlothian Tpke BsmtArea:	5/6/2016	\$390,000	MIDLOTHIAN TURNPIKE INVESTORS LLCCC CAPQUEST SOLUTIONS LLC
471	C0051094002	C02	428 B Fast Food Restaurant YrBuilt 2000 SFLA: 2910	6400 Midlothian Tpke BsmtArea:	12/29/2016	\$380,000	Undetermined FQSR LLC FONSECAS LLC
471	C0051039042	C01	461 B Motel YrBuilt 1973 SFLA: 9288	5456 Midlothian Tpke BsmtArea:	6/1/2016	\$700,000	Special Financing/Terms, etc. CLOVERLEAF INN INC HENU HIRU LLC
471	C0051094006	C02	461 B Motel YrBuilt 1972 SFLA: 18254	6414 Midlothian Tpke BsmtArea:	3/2/2016	\$1,400,000	Relation Between Buyer/Seller DORAN CORP MUNISH LLC
471	C0070124002	C01	461 B Motel YrBuilt 1985 SFLA: 25220	100 Greshamwood Pl BsmtArea:	10/5/2016	\$2,825,000	Sale Includes Prsnl Property DEV HOSPITALITY INC NILU NIMU LLC
471	C0070124046	C01	461 B Motel YrBuilt 1982 SFLA: 8246	6621 Midlothian Tpke BsmtArea:	1/10/2017	\$550,000	Undetermined PURVISHA & PRIYA INC PATEL DINESHBHAI C & SUSHILA D
471	C0060286006	C01	406 B Paved Surface Parking YrBuilt 2000 SFLA:	114 Belt Blvd BsmtArea:	5/12/2016	\$200,000	Sale Includes Multiple Parcels KINGOTT LLC G&L PROPERTIES LLC
471	C0060286062	C01	406 B Paved Surface Parking YrBuilt 2000 SFLA:	125 Brandon Road BsmtArea:	5/12/2016	\$200,000	Sale Includes Multiple Parcels KINGOTT INC G&L PROPERTEIS LLC
471	C0051092007	C01	426 B Restaurant/Bar YrBuilt 1978 SFLA: 7266	6710 Midlothian Tpke BsmtArea:	12/22/2016	\$1,000,000	Undetermined BOYD FRAZIER T 6710 INVESTMENTS LLC
471	C0060286004	C01	426 B Restaurant/Bar YrBuilt 1967 SFLA: 2111	110 Belt Blvd BsmtArea:	5/12/2016	\$200,000	Sale Includes Multiple Parcels KINGOTT LLC G&L PROPERTIES LLC

NBHD Parcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)
471	C0060921022	C01	430 B Vehicle Sales & Service YrBuilt 1985 SFLA: 1008	6313 Midlothian TnPk A BsmtArea:	8/15/2016	\$150,000	Relation Between Buyer/Seller CARS & TRUCKS INC
		C03	430 B Vehicle Sales & Service YrBuilt 1980 SFLA: 1680	6313 Midlothian TnPk A BsmtArea:	8/15/2016	\$150,000	Relation Between Buyer/Seller SAMAD & SON INC CARS & TRUCKS INC SAMAD & SON INC
471	C0060254030	C01	432 B Vehicle Service/Car Wash YrBuilt 1900 SFLA: 7645	216 Belt Blvd BsmtArea:	7/13/2016	\$410,000	Special Financing/Terms, etc. CHAMPION WILLIAM R JUANITOS LLC
		C01	432 B Vehicle Service/Car Wash YrBuilt 1900 SFLA: 7645	216 Belt Blvd BsmtArea:	5/19/2016	\$346,443	Foreclosure, Forced Sale etc. THE DODSON COMPANY LLC CHAMPION WILLIAM R
472	S0001223011	C01	498 B Commercial Miscellaneous YrBuilt 2000 SFLA: 240	2855 Hull St BsmtArea:	12/14/2016	\$1,450,000	Special Financing/Terms, etc. CONNER BROS HULL LLC CC RICHMOND HULL STREET LLC
472	S0002283012	C01	409 B Commercial Shell YrBuilt 1963 SFLA: 3604	3309 Hull St BsmtArea:	6/27/2016	\$230,000	Sale Includes Multiple Parcels GREENWOOD SHERMAN L SR YME REALITY LLC
472	S0002283015		401 B Commercial Vacant Land YrBuilt SFLA:	3313 Hull St BsmtArea:	6/27/2016	\$230,000	Sale Includes Multiple Parcels HOLY SANCTUARY CHURCH OF LORD YME REALITY LLC
472	C0060224022	C01	410 B General Retail/Service YrBuilt 1900 SFLA: 2976	4000 Hull Street Road BsmtArea:	8/31/2016	\$368,500	Sale Outside Market Range WMS LLC CHOI DEBORAH
472	S0000905009	C01	410 B General Retail/Service YrBuilt 1990 SFLA: 1200	2650 Hull St BsmtArea:	11/17/2016	\$82,000	KIDD & CO INC CORPENO ORANTES SIMON ANTONIO
472	S0001862003	C01	410 B General Retail/Service YrBuilt 1937 SFLA: 1313	3116 Hull St BsmtArea:	4/14/2016	\$74,000	BROOKLAND PARK ASSOCIATES LLC SAUNDERS ROBBIE
472	S0002133002	C01	410 B General Retail/Service YrBuilt 1972 SFLA: 2580	3212 Hull St BsmtArea:	5/27/2016	\$100,000	Sale Outside Market Range LANE DAVID SCOTT FUMAI JOHN AND DONNA K
472	S0002602008	C01	410 B General Retail/Service YrBuilt 1950 SFLA: 1871	3500 Hull St BsmtArea:	2/17/2016	\$32,000	Sale Outside Market Range LANE DAVID SCOTT APPLE 6 LLC
472	C0060158010	C01	421 B Neighborhood Shopping C YrBuilt 1980 SFLA: 26400	3911 Hull Street Road BsmtArea:	7/29/2016	\$881,000	Sale Includes Multiple Parcels LEVEY BERNARD J REVOCABLE TRUST MAHASEES GROUP LLC
472	S0001223009	C01	406 B Paved Surface Parking YrBuilt 2000 SFLA:	2851 Hull St BsmtArea:	12/14/2016	\$1,450,000	Special Financing/Terms, etc. CONNER BROS HULL LLC CC RICHMOND HULL STREET LLC
472	S0001223010	C01	406 B Paved Surface Parking YrBuilt 2000 SFLA:	2853 Hull St BsmtArea:	12/14/2016	\$1,450,000	Special Financing/Terms, etc. CONNER BROS HULL LLC CC RICHMOND HULL STREET LLC
472	C0060158014	C02	432 B Vehicle Service/Car Wash YrBuilt 1970 SFLA: 1248	3901 Hull Street Road BsmtArea:	7/29/2016	\$69,000	Sale Includes Multiple Parcels SPAIN STREET LLC MAHASEES GROUP LLC
472	S0000907001		432 B Vehicle Service/Car Wash YrBuilt SFLA:	2665 Hull St BsmtArea:	10/24/2016	\$485,000	Sale Outside Market Range GENES CAR WASH INC TRC HULL STREET LLC
472	S0001120001	C01	432 B Vehicle Service/Car Wash YrBuilt 2003 SFLA: 11377	2820 Hull St BsmtArea:	12/14/2016	\$1,450,000	Special Financing/Terms, etc. CONNER BROS HULL LLC CC RICHMOND HULL STREET LLC

NBHD Parcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)
473	S0000060012	401 B Commercial Vacant Land YrBuilt SFLA:	12 W 10th St BsmtArea:	12/21/2016 BsmtFin:	\$240,000	Sale Includes Multiple Parcels	GILMAN J CHRISTOPHER & WILBA P JR CHURCH HILL VENTURES LLC
473	S0000060014	401 B Commercial Vacant Land YrBuilt SFLA:	1001 Hull St BsmtArea:	12/21/2016 BsmtFin:	\$240,000	Sale Includes Multiple Parcels	GILMAN J CHRISTOPHER & WILBA P JR CHURCH HILL VENTURES LLC
473	S0000060017	401 B Commercial Vacant Land YrBuilt SFLA:	1009 Hull St BsmtArea:	12/21/2016 BsmtFin:	\$240,000	Sale Includes Multiple Parcels	GILMAN J CHRISTOPHER & WILBA P JR CHURCH HILL VENTURES LLC
473	S0000295026	401 B Commercial Vacant Land YrBuilt SFLA:	1919 Hull St BsmtArea:	5/23/2016 BsmtFin:	\$18,200		GIG PROPERTIES LLC TOWNS WAYNE R
473	S0000156001	C01 448 B Day Care Facility YrBuilt 1955 SFLA: 6760	1420 Mcdonough St BsmtArea:	4/21/2016 BsmtFin:	\$578,000	Relation Between Buyer/Seller	SOUTHSIDE CHILD DEV CENTER CATHOLIC DIOCESE OF RICHMOND
473	S0000084005	C01 410 B General Retail/Service YrBuilt 1900 SFLA: 3975	1212 Hull St BsmtArea:	1/20/2016 BsmtFin:	\$310,000		CHIOCCA MICHELE L AND 1212 HULL LLC
473	S0000153025	C02 410 B General Retail/Service YrBuilt 1920 SFLA: 1597	1423 Hull St BsmtArea:	5/26/2016 BsmtFin:	\$130,000		BLUE REAL ESTATE LC 1423 HULL LLC
473	S0000083001	C01 450 B Mixed Use YrBuilt 1921 SFLA: 3075	1128 Hull St BsmtArea: 900	10/7/2016 BsmtFin:	\$525,000		LOUISE WARE HOUSES LLC CHURCH HILL VENTURES LLC
		R01 450 B Mixed Use YrBuilt 1964 SFLA: 1080	1128 Hull St BsmtArea:	10/7/2016 BsmtFin:	\$525,000		LOUISE WARE HOUSES LLC CHURCH HILL VENTURES LLC
473	S0000241001	C01 450 B Mixed Use YrBuilt 1920 SFLA: 2838	1822 Hull St BsmtArea:	1/4/2016 BsmtFin:	\$135,000		ABED JAWAHER 1822 HULL STREET LLC
473	S0000111001	C01 406 B Paved Surface Parking YrBuilt 2000 SFLA:	716 Decatur St BsmtArea:	11/22/2016 BsmtFin:	\$523,650	Foreclosure, Forced Sale etc.	TABAC LC TNREF III TLJ LLC
473	S0000112005	C02 406 B Paved Surface Parking YrBuilt 1970 SFLA:	810 Decatur St BsmtArea:	11/22/2016 BsmtFin:	\$523,650	Foreclosure, Forced Sale etc.	TABAC LC TNREF III TLJ LLC
473	S0000112026	C01 406 B Paved Surface Parking YrBuilt 2000 SFLA:	801 Stockton St BsmtArea:	11/22/2016 BsmtFin:	\$523,650	Foreclosure, Forced Sale etc.	TABAC LC TNREF III TLJ LLC
473	S0000140003	C01 406 B Paved Surface Parking YrBuilt 2000 SFLA:	600 Stockton St BsmtArea:	11/22/2016 BsmtFin:	\$523,650	Foreclosure, Forced Sale etc.	TABAC LC TNREF III TLJ LLC
473	S0000142006	C01 406 B Paved Surface Parking YrBuilt 2000 SFLA:	209 Commerce Road BsmtArea:	11/22/2016 BsmtFin:	\$523,650	Foreclosure, Forced Sale etc.	TABAC LC TNREF III TLJ LLC
473	S0000142015	C01 406 B Paved Surface Parking YrBuilt 2000 SFLA:	807 Everett St BsmtArea:	11/22/2016 BsmtFin:	\$523,650	Foreclosure, Forced Sale etc.	TABAC LC TNREF III TLJ LLC
473	S0000055015	C01 442 B Professional Office YrBuilt 1961 SFLA: 3931	515 Hull St BsmtArea:	1/21/2016 BsmtFin:	\$600,000	Sale Outside Market Range	MDM HOLDINGS LLC 515 HULL STREET LLC
473	S0000084001	C01 426 B Restaurant/Bar YrBuilt 1920 SFLA: 3645	1228 Hull St BsmtArea:	9/2/2016 BsmtFin:	\$200,000	Special Financing/Terms, etc.	LIGHTHOUSE DINER LLC BROOKLAND 15 ASSOCIATES LLC

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473	S0000409003	C01	430 B Vehicle Sales & Service YrBuilt 2016 SFLA: 4800	2101 Decatur St BsmtArea: BsmtFin:	4/28/2016	\$450,000	DECATUR PROPERTY LLC DIEMONDS INVESTMENT GROUP LLC &
473	S0000240017	C01	432 B Vehicle Service/Car Wash YrBuilt 1973 SFLA:	17 Jefferson Davis Hwy BsmtArea: BsmtFin:	8/31/2016	\$250,000	JEE LLC KHATTAB VENTURES INC
480	S0071527001		480 B Commercial Leasehold YrBuilt SFLA:	1801 Jefferson Davis Hwy BsmtArea: BsmtFin:	10/31/2016	\$30,250	CASELL HUBERT J MWW LLC
480	S0080487005		401 B Commercial Vacant Land YrBuilt SFLA:	2801 Jefferson Davis Hwy BsmtArea: BsmtFin:	5/25/2016	\$15,000	Relation Between Buyer/Seller LIZZIEBETH LLC SALLY 2 LLC
480	S0000550027	C01	410 B General Retail/Service YrBuilt 1921 SFLA: 1246	1001 1/2 Jefferson Davis Hwy BsmtArea: BsmtFin:	5/26/2016	\$150,000	Asmnt/Sale Desc Doesn't Match BLUE REAL ESTATE LLC COXENDALE PARK LLC
		C02	410 B General Retail/Service YrBuilt 1925 SFLA: 1912	1001 1/2 Jefferson Davis Hwy BsmtArea: BsmtFin:	5/26/2016	\$150,000	Asmnt/Sale Desc Doesn't Match BLUE REAL ESTATE LLC COXENDALE PARK LLC
		C03	410 B General Retail/Service YrBuilt 1950 SFLA: 1452	1001 1/2 Jefferson Davis Hwy BsmtArea: BsmtFin:	5/26/2016	\$150,000	Asmnt/Sale Desc Doesn't Match BLUE REAL ESTATE LLC COXENDALE PARK LLC
480	S0080814031	C01	410 B General Retail/Service YrBuilt 1956 SFLA: 720	3509 Jefferson Davis Hwy BsmtArea: BsmtFin:	1/3/2017	\$150,000	Undetermined CHIRKINIAN GEORGE W D C ROSLEB LLC
480	S0080774019	C01	461 B Motel YrBuilt 1951 SFLA: 7073	3314 Jefferson Davis Hwy BsmtArea: BsmtFin:	2/16/2016	\$350,000	Relation Between Buyer/Seller SHANTIDEVI LLC NILKANTH JAY LLC
480	S0071326004	C01	430 B Vehicle Sales & Service YrBuilt 1975 SFLA: 288	1523 Jefferson Davis Hwy BsmtArea: BsmtFin:	4/1/2016	\$169,500	J & L SOUTHSIDE LLC BNZ PROPERTIES LLC
		C02	430 B Vehicle Sales & Service YrBuilt 2009 SFLA: 360	1523 Jefferson Davis Hwy BsmtArea: BsmtFin:	4/1/2016	\$169,500	J & L SOUTHSIDE LLC BNZ PROPERTIES LLC
480	S0071337006	C01	430 B Vehicle Sales & Service YrBuilt 1980 SFLA: 6347	1829 Commerce Road BsmtArea: BsmtFin:	5/23/2016	\$500,000	Relation Between Buyer/Seller SHIELD FAMILY LIMITED NALL PROPERTIES LLC
480	S0070874008	C01	432 B Vehicle Service/Car Wash YrBuilt 1985 SFLA: 4800	11 Thurman St BsmtArea: BsmtFin:	12/15/2016	\$90,000	Sale Includes Multiple Parcels BRINSIER LLC SIMMS HOLDING LLC
480	S0070875008	C01	432 B Vehicle Service/Car Wash YrBuilt 1972 SFLA: 6000	16 Thurman St BsmtArea: BsmtFin:	9/21/2016	\$10,000	Sale Includes Multiple Parcels KECK CHARLES J 16 THURMAN LLC
		C02	432 B Vehicle Service/Car Wash YrBuilt 1972 SFLA: 9288	16 Thurman St BsmtArea: BsmtFin:	9/21/2016	\$10,000	Sale Includes Multiple Parcels KECK CHARLES J 16 THURMAN LLC
480	S0070875013	C01	432 B Vehicle Service/Car Wash YrBuilt 1967 SFLA: 1890	812 Jefferson Davis Hwy BsmtArea: BsmtFin:	9/21/2016	\$10,000	Sale Includes Multiple Parcels KECK CHARLES J & EILEEN M 812 JEFF DAVIS LLC
		C02	432 B Vehicle Service/Car Wash YrBuilt 1953 SFLA: 8775	812 Jefferson Davis Hwy BsmtArea: BsmtFin:	9/21/2016	\$10,000	Sale Includes Multiple Parcels KECK CHARLES J & EILEEN M 812 JEFF DAVIS LLC
480	S0071677006	C01	432 B Vehicle Service/Car Wash YrBuilt 1952 SFLA: 1962	2109 Jefferson Davis Hwy BsmtArea: BsmtFin:	7/20/2016	\$182,000	SOLO PROPERTIES INC A&A LEASING INC
480	S0080276022	C01	432 B Vehicle Service/Car Wash YrBuilt 1964 SFLA: 8310	2108 Bellemeade Road BsmtArea: BsmtFin:	7/5/2016	\$715,000	Sale Includes Multiple Parcels TRIAD GROUP LLC MONOMOY PROPERTIES VA SPV LLC

NBHDParcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)
480	S0090222012	C01	432 B Vehicle Service/Car Wash YrBuilt 1975 SFLA: 8200	4200 Castlewood Road BsmtArea: BsmtFin:	12/9/2016	\$180,000	Special Financing/Terms, etc. COX JAMES K & ELEANOR N RENACER COMPANY LLC
501	C0010757071		401 B Commercial Vacant Land YrBuilt SFLA:	9201 Stony Point Pkwy BsmtArea: BsmtFin:	4/1/2016	\$5,522,000	Sale Includes Multiple Parcels STONY POINT LAND LLC ALTA STONY POINT LLC
502	W0001604030	C01	443 B Medical Clinic/Office YrBuilt 1965 SFLA: 7730	3500 Grove Ave BsmtArea: 1932 BsmtFin:	3/31/2016	\$770,000	WARREN CHIOCCA WHITEHEAD LLC 3500 GROVE AVENUE
502	W0000470020	C01	450 B Mixed Use YrBuilt 1895 SFLA: 9480	1000 W Franklin St BsmtArea: 3773 BsmtFin:	11/7/2016	\$1,400,000	ONE THOUSAND WEST FRANKLIN NIXON RONALD T
503	S0000085018	C01	409 B Commercial Shell YrBuilt 1920 SFLA: 19644	1209 Hull St BsmtArea: 1375 BsmtFin:	3/11/2016	\$625,000	Sale Includes Multiple Parcels GREENLEASE PROPERTIES LLC CHURCH HILL VENTURES LLC
503	S0000085020	C01	409 B Commercial Shell YrBuilt 1920 SFLA: 4724	1213 Hull St BsmtArea: BsmtFin:	3/28/2016	\$125,000	RASHKIND MATHEWS COMPANIES LLC CHURCH HILL VENTURES LLC
503	N0000076037	C01	450 B Mixed Use YrBuilt 1915 SFLA: 8466	22 E Broad St BsmtArea: 2822 BsmtFin:	10/14/2016	\$375,000	HARVEY FRANKLIN D & 22 E BROAD LLC
503	S0000084007	C02	450 B Mixed Use YrBuilt 1892 SFLA: 10738	1204 Hull St BsmtArea: BsmtFin:	8/2/2016	\$365,000	Sale Outside Market Range URBAN BEAT ENTERTAINMENT INC CHURCH HILL VENTURES LLC
503	W0000013001	C01	450 B Mixed Use YrBuilt 1902 SFLA: 5386	501 E Main St BsmtArea: 2693 BsmtFin:	6/29/2016	\$287,500	COLE ROBERT H OCULAR 501 LLC
701	E0000079006T	C01	482 B Towers & Equipment YrBuilt 2000 SFLA:	911 E Main St BsmtArea: BsmtFin:	8/1/2016	\$42,100,000	Sale Includes Multiple Parcels PARMENTER 919 MAIN STREET LP PARMA RICHMOND LLC
701	E0000080009T	C01	482 B Towers & Equipment YrBuilt 2000 SFLA:	1111 E Main St BsmtArea: BsmtFin:	2/10/2016	\$42,000,000	Sale Includes Multiple Parcels AT MAIN STREET RICHMOND LLC RVA 1111 EAST MAIN TOWER LP
701	N0001711002	C01	482 B Towers & Equipment YrBuilt 2005 SFLA:	3200 W Broad St BsmtArea: BsmtFin:	9/16/2016	\$5,900,000	Sale Includes Multiple Parcels MIDTOWN HOSPITALITY LLC PINEAPPLE ACQUISITIONS LLC