



2016 Year-to-Date Transfers (Multi-Family Parcels) (sorted by nbhd/class/parcel id)

NBHD	Parcel ID	Card	Property Class	Property Address	Sale Date	Sale Price	Sale Comment	Grantor(top) Grantee(bottom)
216	W0000862001	R01	365 R Bed and Breakfast	1853 W Grace St	8/5/2016	\$1,100,000		SCHICK ALBERT T & KIMBERLEY D
			YrBuilt: 1910 SFLA: 7410	BsmtArea: 1500	BsmtFin: 0	Rms/FB/HB	15 5 1	FRANK BRIAN S
		R02	365 R Bed and Breakfast	1853 W Grace St	8/5/2016	\$1,100,000		SCHICK ALBERT T & KIMBERLEY D
			YrBuilt: 1940 SFLA: 1360	BsmtArea:	BsmtFin:	Rms/FB/HB	0 1 0	FRANK BRIAN S
224	W0001119030	R01	355 R Assisted Living (Licensed)	2522 W Main St	6/15/2016	\$216,000	Sale Includes Multiple Parcels	2522 WEST MAIN LLC
			YrBuilt: 1911 SFLA: 1938	BsmtArea:	BsmtFin:	Rms/FB/HB	8 2 0	2522 W MAIN ST LLC
224	W0001119031	R01	355 R Assisted Living (Licensed)	2524 W Main St	6/15/2016	\$216,000	Sale Includes Multiple Parcels	2524 WEST MAIN LLC
			YrBuilt: 1911 SFLA: 1938	BsmtArea:	BsmtFin:	Rms/FB/HB	8 2 0	2524 W MAIN ST LLC
334	E0000810028	R01	355 R Assisted Living (Licensed)	425 N 32nd St	9/29/2016	\$259,000		PERVALL CHERYL V
			YrBuilt: 1860 SFLA: 4188	BsmtArea: 805	BsmtFin: 603	Rms/FB/HB	10 0 0	C&L INCORPORATED
334	E0000297015	R01	365 R Bed and Breakfast	2304 E Broad St	6/14/2016	\$630,000		CATLIN WILLIAM HOUSE INC
			YrBuilt: 1845 SFLA: 3543	BsmtArea: 1561	BsmtFin: 1561	Rms/FB/HB	15 4 1	LATIMER DUDLEY C AND CARLA J
501	C0080665046	C01	321 R Apartment 25-99 Units	3242 Broad Rock Blvd	2/8/2016	\$1,500,000	Foreclosure, Forced Sale etc.	VIRGINIA HOUSING DEVELOPMENT
			YrBuilt: 1963 SFLA: 32886	BsmtArea:	BsmtFin:	Rms/FB/HB	0 0	CRS COUNTRYSIDE HOUSING
		C02	321 R Apartment 25-99 Units	3242 Broad Rock Blvd	2/8/2016	\$1,500,000	Foreclosure, Forced Sale etc.	VIRGINIA HOUSING DEVELOPMENT
			YrBuilt: 1963 SFLA: 16322	BsmtArea:	BsmtFin:	Rms/FB/HB	0 0	CRS COUNTRYSIDE HOUSING
501	C0070176080	C01	325 R Apartments 100+ Units	5312 Hull Street Road	7/1/2016	\$6,250,000		CC MEADOW LLC
			YrBuilt: 1973 SFLA: 87876	BsmtArea:	BsmtFin:	Rms/FB/HB	0 0	MEADOW CREEK APARTMENTS LLC
501	C0090789002	C02	325 R Apartments 100+ Units	3219 Glenan Dr	3/2/2016	\$5,343,625		RICHMOND DUTCH POINTS LLC
			YrBuilt: 1968 SFLA: 11856	BsmtArea:	BsmtFin:	Rms/FB/HB	0 0	TOWNHOUSES OF CHESTERFIELD THE
501	S0080525001	R01	354 R Mobile Home Park/Court	2911 Jefferson Davis Hwy	4/11/2016	\$408,100	Foreclosure, Forced Sale etc.	VIRGINIA MOLLOY THE LLC
			YrBuilt: 1945 SFLA: 780	BsmtArea:	BsmtFin:	Rms/FB/HB	4 1 0	DPK COMMUNITIES LLC
501	S0071126009	C01	360 R Rm Hse/Grp Home (Unlice	1317 Jefferson Davis Hwy	4/7/2016	\$215,000	Special Financing/Terms, etc.	H & A INVESTMENTS LLC
			YrBuilt: 1941 SFLA: 2763	BsmtArea:	BsmtFin:	Rms/FB/HB	0 0	FORMAN ROBERT H III AND BETSY P
502	W0000806001	R01	315 R Apartment 12-24 Units	301 S Granby St	10/19/2016	\$680,000	Foreclosure, Forced Sale etc.	GRAYLAND APARTMENTS LC
			YrBuilt: 1963 SFLA: 9234	BsmtArea:	BsmtFin:	Rms/FB/HB	52 13 0	GRAYLAND APARTMENTS LCC
502	W0000940013	C01	315 R Apartment 12-24 Units	2107 W Cary St	12/29/2016	\$699,146	Relation Between Buyer/Seller	CARY TWO THOUSAND PHASE III
			YrBuilt: 1996 SFLA: 9288	BsmtArea:	BsmtFin:	Rms/FB/HB	12 0	2107 W CARY STREET LLC
502	W0001411023	R01	321 R Apartment 25-99 Units	3101 Kensington Ave	1/7/2016	\$7,600,000		LEE SCHOOL LOFTS L P
			YrBuilt: 1917 SFLA: 51699	BsmtArea: 17233	BsmtFin: 15000	Rms/FB/HB	15 56 0	RIVER SCHOOL LOFTS LLC
502	W0000457007	C02	310 R Apartment 5-11 Units	1301 Grove Ave	5/19/2016	\$1,100,000		KIP KEPHART FOUNDATION
			YrBuilt: 1879 SFLA: 10695	BsmtArea: 1782	BsmtFin:	Rms/FB/HB	0 0	1301 GROVE AVE LLC

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502	W0000610029	R01	310 R Apartment 5-11 Units YrBuilt: 1910 SFLA: 3779	1524 Grove Ave BsmtArea: 546	1/19/2016 BsmtFin: 0	\$604,000 Rms/FB/HB 11 5 0	GUY GEORGE H JR ESTATE ZIEGLER RICHARD E TRUSTEE
502	W0000952006	R01	310 R Apartment 5-11 Units YrBuilt: 1922 SFLA: 6006	2025 Monument Ave BsmtArea: 2821	9/14/2016 BsmtFin: 705	\$760,000 Rms/FB/HB 27 9 0	Relation Between Buyer/Seller 2025 MONUMENT AVENUE LLC REBUD HOMES & PROPERTIES LLC
502	W0000952017	R01	310 R Apartment 5-11 Units YrBuilt: 1904 SFLA: 5164	2005 Monument Ave BsmtArea: 990	11/9/2016 BsmtFin: 0	\$700,000 Rms/FB/HB 19 5 0	SKIP ROCK VENTURES LLC STORMY ENTERPRISES LLC
502	W0001085008	R01	310 R Apartment 5-11 Units YrBuilt: 1920 SFLA: 4114	2409 Park Ave BsmtArea: 432	1/4/2017 BsmtFin: 0	\$612,500 Rms/FB/HB 12 3 0	BECKSTOFFER RICHARD H PROPERTIES LL PIERCEPROPS LLC
502	W0001279030	C01	310 R Apartment 5-11 Units YrBuilt: 1924 SFLA: 6183	2914 Idlewood Ave BsmtArea: 2061	2/9/2016 BsmtFin:	\$575,000 Rms/FB/HB 0 0	2914 IDLEWOOD AVENUE LLC & IDLEWOOD AVE LLC
502	W0001414003	R01	310 R Apartment 5-11 Units YrBuilt: 1928 SFLA: 5278	3129 W Franklin St BsmtArea: 659	7/27/2016 BsmtFin: 0	\$849,000 Rms/FB/HB 31 8 0	CLUB 107 PROPERTIES LLC KLOP PROPERTIES III LLC
502	W0000604004	C02	309 R Apartment Shell YrBuilt: 1890 SFLA: 18531	1529 W Main St BsmtArea:	4/14/2016 BsmtFin:	\$375,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels LAFRANCE LAUNDRY LLC LAFRANCE LAUNDRY LLC AND
502	W0001170010	C02	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1959 SFLA: 10249	2617 W Broad St BsmtArea: 5349	10/14/2016 BsmtFin:	\$1,900,000 Rms/FB/HB 0 0	TRP JULIANS LLC 2617 WEST BROAD LLC
502	N0000466001	C02	355 R Assisted Living (Licensed) YrBuilt: 1925 SFLA: 18421	1125 W Clay St BsmtArea:	11/1/2016 BsmtFin:	\$479,000 Rms/FB/HB 48 0	Relation Between Buyer/Seller STALLINGS MARGARET T TRS & NEW CLAY HOUSE II LLC
		C03	355 R Assisted Living (Licensed) YrBuilt: 1925 SFLA: 16471	1125 W Clay St BsmtArea:	11/1/2016 BsmtFin:	\$479,000 Rms/FB/HB 1 0	Relation Between Buyer/Seller STALLINGS MARGARET T TRS & NEW CLAY HOUSE II LLC
502	W0000940013	C02	396 R LIHTC 5+ Units Restricted YrBuilt: 1996 SFLA: 9288	2107 W Cary St BsmtArea:	12/29/2016 BsmtFin:	\$699,146 Rms/FB/HB 12 0	Relation Between Buyer/Seller CARY TWO THOUSAND PHASE III 2107 W CARY STREET LLC
502	W0000480040	R01	360 R Rm Hse/Grp Home (Unlice YrBuilt: 1920 SFLA: 4182	916 W Grace St BsmtArea: 1026	6/29/2016 BsmtFin: 0	\$480,000 Rms/FB/HB 16 3 0	BRIC PROPERTIES LLC 916 W GRACE STREET LLC
503	N0000210051	C01	315 R Apartment 12-24 Units YrBuilt: 1930 SFLA: 8736	433 W Duval St BsmtArea:	8/9/2016 BsmtFin:	\$1,950,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels BAYRIDGE INC ECO FLATS LLC
503	N0000119001	C01	321 R Apartment 25-99 Units YrBuilt: 1940 SFLA: 36948	111 W Marshall St BsmtArea:	8/18/2016 BsmtFin:	\$5,700,000 Rms/FB/HB 0 0	111 WEST MARSHALL LLC 111 WEST MARSHALL STREET LLC
503	S0000017002	C01	321 R Apartment 25-99 Units YrBuilt: 1912 SFLA: 48600	815 Perry St BsmtArea: 24300	1/4/2016 BsmtFin:	\$8,075,000 Rms/FB/HB 0 0	WATSON BROTHERS LLC CSRA PERRY PLACE DST
		C02	321 R Apartment 25-99 Units YrBuilt: 1900 SFLA:	815 Perry St BsmtArea:	1/4/2016 BsmtFin:	\$8,075,000 Rms/FB/HB 0	WATSON BROTHERS LLC CSRA PERRY PLACE DST
503	N0000154055	C01	310 R Apartment 5-11 Units YrBuilt: 1958 SFLA: 4108	101 W Jackson St BsmtArea: 897	3/10/2016 BsmtFin:	\$505,000 Rms/FB/HB 0 0	Sale Outside Market Range 101 PARTNERS LLC CAO CHAU AND BICH
503	N0000210045	C01	310 R Apartment 5-11 Units YrBuilt: 1938 SFLA: 5694	603 Brook Road BsmtArea:	8/9/2016 BsmtFin:	\$1,950,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels BAYRIDGE INC ECO FLATS LLC

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503	E0000442001	C01	306 R Apartment Parking Lot/Dec YrBuilt: 1950 SFLA:	2601 E Main St BsmtArea:	11/28/2016	\$38,000 Rms/FB/HB 0	TOBACCO ROW LAND LP MILLCO LLC
503	S0000105020	C01	306 R Apartment Parking Lot/Dec YrBuilt: 2000 SFLA:	240 Decatur St BsmtArea:	1/26/2016	\$6,600,000 Rms/FB/HB 0	PARACHUTE FACTORY LC 300 DECATUR STREET HOLDINGS LLC
		C01	306 R Apartment Parking Lot/Dec YrBuilt: 2000 SFLA:	240 Decatur St BsmtArea:	6/16/2016	\$6,500,000 Rms/FB/HB 0	Sale Includes Multiple Parcels 300 DECATUR STREET HOLDINGS LLC DIV SR PARACHUTE FACTORY OWNER
503	S0000106003	C01	341 R Apt/Comm Mixed Use 50+ YrBuilt: 1937 SFLA: 17714	300 Decatur St BsmtArea:	6/16/2016	\$6,500,000 Rms/FB/HB 0 0	300 DECATUR STREET HOLDINGS LLC DIV SR PARACHUTE FACTORY OWNER
		C01	341 R Apt/Comm Mixed Use 50+ YrBuilt: 1937 SFLA: 17714	300 Decatur St BsmtArea:	1/26/2016	\$6,600,000 Rms/FB/HB 0 0	Foreclosure, Forced Sale etc. PARACHUTE FACTORY LC 300 DECATUR STREET HOLDINGS LLC
503	E0000083044	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1877 SFLA: 21165	19 S 13th St BsmtArea: 4113	8/8/2016	\$100 Rms/FB/HB 0 0	Foreclosure, Forced Sale etc. SHOCKOE-CARY BUILDING LP CSFB 2007 C 4 SHOCKOE CAREY
		C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1877 SFLA: 21165	19 S 13th St BsmtArea: 4113	12/21/2016	\$2,415,000 Rms/FB/HB 0 0	CSFB 2007 C 4 SHOCKOE CAREY 1877 VENTURES LLC
503	N0000026020	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1940 SFLA: 42980	316 E Broad St BsmtArea: 10745	2/29/2016	\$3,528,000 Rms/FB/HB 0 0	312 EAST BROAD STREET LP BROADWAY INVESTORS LLC
503	S0000078003	C03	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1922 SFLA: 11736	608 Hull St BsmtArea: 5868	12/20/2016	\$2,150,000 Rms/FB/HB 0 0	612 HULL LLC MJP RVA LLC
		C04	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1923 SFLA: 3112	608 Hull St BsmtArea:	12/20/2016	\$2,150,000 Rms/FB/HB 0 0	612 HULL LLC MJP RVA LLC
503	W0000015012	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1928 SFLA: 39424	525 E Grace St BsmtArea: 9856	7/8/2016	\$4,600,000 Rms/FB/HB 0 0	BERRY BURK L L C 525 GRACE LLC
503	W0000048005	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1915 SFLA: 9742	213 E Grace St BsmtArea: 1576	1/13/2016	\$2,070,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels EAST GRACE STREET PROPERTIES CHURCHILL BROAD PROPERTIES LLC
503	W0000048007	C01	335 R Apt/Comm Mixed Use 5-49 YrBuilt: 1915 SFLA: 5765	215 E Grace St BsmtArea:	1/13/2016	\$2,070,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels EAST GRACE STREET PROPERTIES CHURCHILL BROAD PROPERTIES LLC
503	E0001420001		303 R Multi-Family Vacant(R73) YrBuilt: SFLA:	3800 Government Road BsmtArea:	12/19/2016	\$830,000 Rms/FB/HB 0	SMITH CHARLES A JR ETALS 3012 PARK AVENUE LLC
503	E0001420002		303 R Multi-Family Vacant(R73) YrBuilt: SFLA:	3800 Rear Government Road BsmtArea:	12/19/2016	\$830,000 Rms/FB/HB 0	Sale Includes Multiple Parcels SMITH CHARLES A JR ETALS 3012 PARK AVENUE LLC
503	E0001420006		303 R Multi-Family Vacant(R73) YrBuilt: SFLA:	3901 Glenwood Ave BsmtArea:	12/19/2016	\$830,000 Rms/FB/HB 0	Sale Includes Multiple Parcels SMITH CHARLES A JR ETALS 3012 PARK AVENUE LLC
503	E0001420008		303 R Multi-Family Vacant(R73) YrBuilt: SFLA:	3828 Government Road BsmtArea:	12/19/2016	\$830,000 Rms/FB/HB 0	Sale Includes Multiple Parcels SMITH CHARLES A JR ETALS 3012 PARK AVENUE LLC
504	N0000233003	C01	315 R Apartment 12-24 Units YrBuilt: 1908 SFLA: 5180	210 B Hospital St BsmtArea:	3/22/2016	\$152,935 Rms/FB/HB 12 0	SHOCKOE HILL ASSOCIATES III LP SHOCKOE I APARTMENTS LLC

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504	N0000541011	C01	315 R Apartment 12-24 Units YrBuilt: 1940 SFLA: 18972	2400 Barton Ave BsmtArea: BsmtFin:	11/8/2016	\$865,000 Rms/FB/HB 0 0	WALKER ROW PARTNERSHIP INC CAO CHAU AND BICH
504	N0001028004	C01	315 R Apartment 12-24 Units YrBuilt: 1964 SFLA: 14044	3012 Chamberlayne Ave BsmtArea: 1385 BsmtFin:	12/30/2016	\$515,000 Rms/FB/HB 18 0	Sale Includes Multiple Parcels VAN BUREN INVESTMENT GROUP LLC 3012 CHAMBERLAYNE APTS LLC
504	N0001156010	C01	315 R Apartment 12-24 Units YrBuilt: 1979 SFLA: 11304	3117 Meadow Bridge Road BsmtArea: BsmtFin:	12/22/2016	\$418,000 Rms/FB/HB 0 0	MEADOWBRIDGE APPARTMENTS LLC TJC REALTY MEADOWBRIDGE LLC
504	N0001749001	C02	315 R Apartment 12-24 Units YrBuilt: 1963 SFLA: 13212	3618 Chamberlayne Ave BsmtArea: BsmtFin:	8/1/2016	\$765,000 Rms/FB/HB 0 0	SECOND MILLENNIUM PROPERTIES GINTER PROPERTIES LLC
504	N0001900013	C02	315 R Apartment 12-24 Units YrBuilt: 1963 SFLA: 19971	3807 Chamberlayne Ave BsmtArea: BsmtFin:	2/1/2016	\$1,440,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels MBI-R1 LLC CEDAR GROVE PARTNERS III LLC
504	N0001900014	C02	315 R Apartment 12-24 Units YrBuilt: 1971 SFLA: 11184	3809 Chamberlayne Ave BsmtArea: BsmtFin:	2/1/2016	\$1,440,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels MBI-R1 LLC CEDAR GROVE PARTNERS III LLC
504	N0000409003	C01	310 R Apartment 5-11 Units YrBuilt: 1969 SFLA: 5692	2000 Lamb Ave BsmtArea: BsmtFin:	5/18/2016	\$215,000 Rms/FB/HB 0 0	Special Financing/Terms, etc. MCCREARY INVESTMENT LLC DOUGMAWI LLC
504	N0000233001	C01	325 R Apartments 100+ Units YrBuilt: 1860 SFLA: 82538	210 Hospital St BsmtArea: BsmtFin:	3/22/2016	\$1,376,415 Rms/FB/HB 11 0	SHOCKOE HILL ASSOCIATES I SHOCKOE I APARTMENTS LLC
		C03	325 R Apartments 100+ Units YrBuilt: 1960 SFLA:	210 Hospital St BsmtArea: BsmtFin:	3/22/2016	\$1,376,415 Rms/FB/HB 0	SHOCKOE HILL ASSOCIATES I SHOCKOE I APARTMENTS LLC
504	N0001011001	C01	325 R Apartments 100+ Units YrBuilt: 1956 SFLA: 46904	2318 Cecil Road BsmtArea: BsmtFin:	8/5/2016	\$5,500,000 Rms/FB/HB 64 0	Sale Includes Multiple Parcels GRAHAM ROAD PROPERTY CO LLC THE BIRCHES LLC
504	N0001011002	C01	325 R Apartments 100+ Units YrBuilt: 1956 SFLA: 19321	1307 W Graham Road BsmtArea: BsmtFin:	8/5/2016	\$5,500,000 Rms/FB/HB 27 0	Sale Includes Multiple Parcels GRAHAM ROAD PROPERTY CO LLC THE BIRCHES LLC
504	N0001011003	C01	325 R Apartments 100+ Units YrBuilt: 1956 SFLA: 5832	1224 W Graham Road BsmtArea: BsmtFin:	8/5/2016	\$5,500,000 Rms/FB/HB 8 0	Sale Includes Multiple Parcels GRAHAM ROAD PROPERTY CO LLC THE BIRCHES LLC
504	N0001343020	C01	325 R Apartments 100+ Units YrBuilt: 1963 SFLA: 11918	3505 Chamberlayne Ave BsmtArea: BsmtFin:	12/5/2016	\$5,100,000 Rms/FB/HB 12 0	HAWTHORNE HALL COMPANY LLC CEDAR GROVE PARTNERS V LLC
		C02	325 R Apartments 100+ Units YrBuilt: 2000 SFLA:	3505 Chamberlayne Ave BsmtArea: BsmtFin:	12/5/2016	\$5,100,000 Rms/FB/HB 0	HAWTHORNE HALL COMPANY LLC CEDAR GROVE PARTNERS V LLC
504	N0170189001	C01	325 R Apartments 100+ Units YrBuilt: 1946 SFLA: 51946	4320 Old Brook Road BsmtArea: 3078 BsmtFin:	1/29/2016	\$7,725,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels PREMIER RE FUND III LLC CEDAR GROVE PARTNERS IV LLC
504	N0170189002	C02	325 R Apartments 100+ Units YrBuilt: 1946 SFLA: 51946	4313 Chamberlayne Ave BsmtArea: 3078 BsmtFin:	1/29/2016	\$7,725,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels PREMIER RE FUND III LLC CEDAR GROVE PARTNERS IV LLC
504	N0170190001	C01	325 R Apartments 100+ Units YrBuilt: 1946 SFLA: 43056	4800 Old Brook Road BsmtArea: BsmtFin:	1/29/2016	\$7,725,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels PREMIER RE FUND III LLC CEDAR GROVE PARTNERS IV LLC
		C02	325 R Apartments 100+ Units YrBuilt: 1946 SFLA: 43264	4800 Old Brook Road BsmtArea: BsmtFin:	1/29/2016	\$7,725,000 Rms/FB/HB 0 0	Sale Includes Multiple Parcels PREMIER RE FUND III LLC CEDAR GROVE PARTNERS IV LLC

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504	N0001028003	301 R Multi-Family Vacant(R43& YrBuilt: SFLA:	3014 Chamberlayne Ave BsmtArea:	12/30/2016 BsmtFin:	\$10,000 Rms/FB/HB	Sale Includes Multiple Parcels 0	VAN BUREN INVESTMENT GROUP LLC PSLP LLC
504	N0001011020	302 R Multi-Family Vacant(R53) YrBuilt: SFLA:	1324 W Roberts St BsmtArea:	8/5/2016 BsmtFin:	\$5,500,000 Rms/FB/HB	Sale Includes Multiple Parcels 0	GRAHAM ROAD PROPERTY CO LLC THE BIRCHES LLC