

Situs : 641 PLEASANT ST

PARCEL ID: 032-045

Class : 325

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SIX FORTY ONE PLEASANT STREET LLC
8270 CINDER BED RD
LORTON VA 22079
LC/118477 12/28/2012

GENERAL INFORMATION

Living Units
Neighborhood 443
Alternate ID 196-1
Vol / Pg LC/118477
District
Zoning C2
Class COMMERCIAL



032-045 03/21/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	35,000		367,550
Undeveloped	SF	12,045		12,050

Total Acres: 1.08
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	379,600	379,600	379,600	362,100
Building	172,300	172,300	-203,700	154,900
Total	551,900	551,900	175,900	517,000

Manual Override Reason
Base Date of Value 1/1/2020
Effective Date of Value 1/1/2020

Value Flag COST APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
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Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/31/18	69028	11,000	SIGNS	100
02/10/12	56085	0	BLDG 2 Signs	0
08/14/08	50581	0	BLDG 1 F S Sign	0
09/28/07	49312	0	BLDG 1 Banner 2 Wks	0
09/13/07	49222	0	BLDG At& T Sign & Aw	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/28/12		Land + Bldg	Transfer Of Convenience	LC/118477		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 2004 /
Building # 1
Structure Type Retail Single Occup
Identical Units 1
Total Units 1
Grade B+
Covered Parking
Uncovered Parking
DBA AT+T

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Canopy Only		1	400		1	

Interior/Exterior Information

Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,584	180	Retail Store	12	Frame	Fire Resistant	Normal	Hot Air	Central	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,584	Retail Store		74	143,480

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	2004			1	15,000	C	4	4	28,820

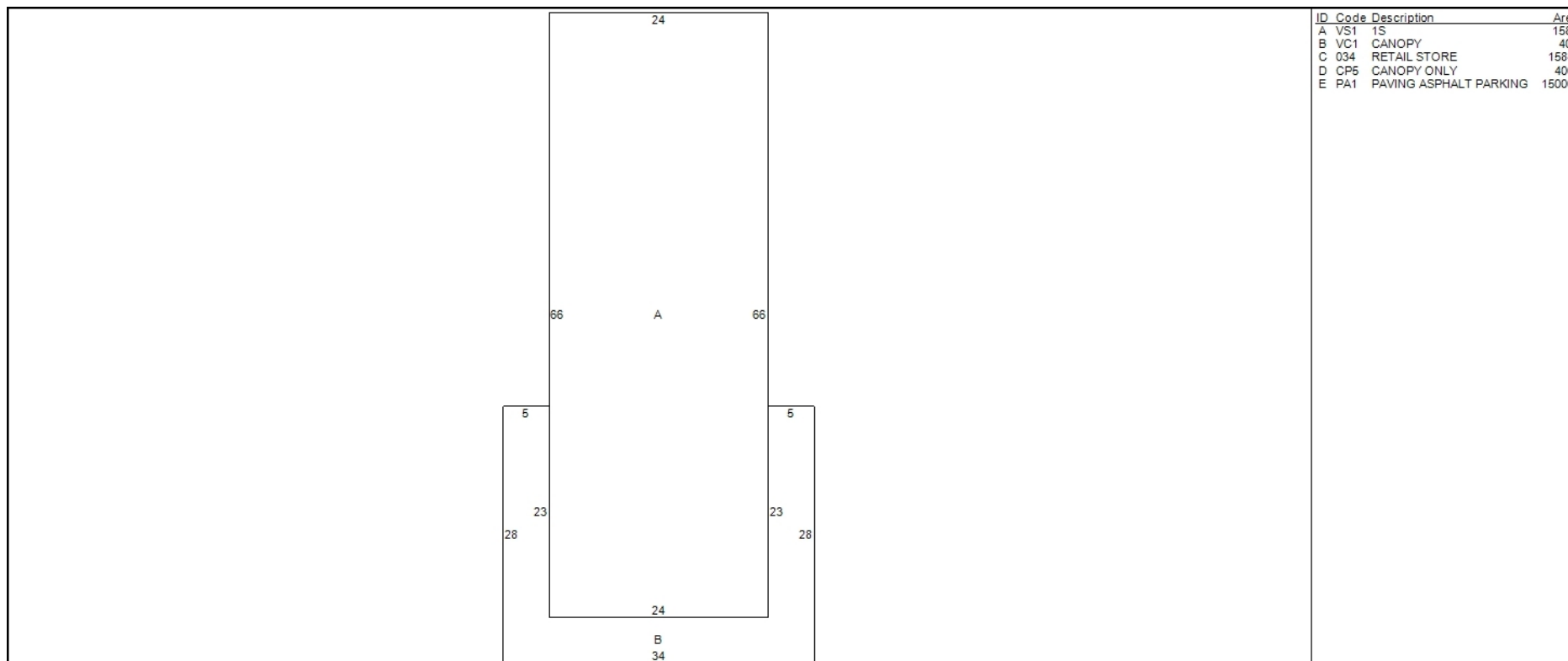
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Inc Type	Model Mod	Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
03	S	003	General Retail Model	0	1,584	16.50		26,136	10		0	23,522	20			4,704	4,704	18,818

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	1,584
								Replace, Cost New Less Depr	143,480
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	143,480
								Value per SF	90.58

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	18,818
								Capitalization Rate	0.107000
								Sub total	175,869
								Residual Land Value	
								Final Income Value	175,869
								Total Gross Rent Area	1,584
								Total Gross Building Area	1,584