

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

Property Detail	
<b>MOSAIC AQUIA OWNER LLC</b> <b>2800 QUARRY LAKE DR STE 340</b> <b>BALTIMORE, MD 21209-3764</b>	<b>Property ID</b> 21 49 <b>Alternate ID</b> 11030 <b>Address</b> 185 TOWN CENTER DR <b>Property Class</b> RETAIL (GENERAL) <b>Neighborhood</b> 1 Aquia Commercial <b>Deeded Acres</b> 20.8710

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2026	*Reassessment	\$4,545,700	\$571,600	<b>\$5,117,300</b>	\$4,545,700	\$0	\$571,600	<b>\$5,117,300</b>
2025	*Exoneration	\$4,545,700	\$145,100	<b>\$4,690,800</b>	\$4,545,700	\$0	\$145,100	<b>\$4,690,800</b>
2024	*Reassessment	\$5,436,600	\$145,100	<b>\$5,581,700</b>	\$5,436,600	\$0	\$145,100	<b>\$5,581,700</b>
2022	*Reassessment	\$5,436,600	\$145,100	<b>\$5,581,700</b>	\$5,436,600	\$0	\$145,100	<b>\$5,581,700</b>
2020	*Reassessment	\$5,436,600	\$145,100	<b>\$5,581,700</b>	\$5,436,600	\$0	\$145,100	<b>\$5,581,700</b>
2018	*Reassessment	\$6,524,000	\$145,100	<b>\$6,669,100</b>	\$6,524,000	\$0	\$145,100	<b>\$6,669,100</b>
2017	*Partial Assessment	\$6,100,000	\$145,100	<b>\$6,245,100</b>	\$6,100,000	\$0	\$145,100	<b>\$6,245,100</b>
2016	*BOE	\$6,100,000	\$50,000	<b>\$6,150,000</b>	\$6,100,000	\$0	\$50,000	<b>\$6,150,000</b>
2016	*Hearing Change	\$6,524,000	\$50,000	<b>\$6,574,000</b>	\$6,524,000	\$0	\$50,000	<b>\$6,574,000</b>
2016	*Reassessment	\$6,524,000	\$3,112,400	<b>\$9,636,400</b>	\$6,524,000	\$0	\$3,112,400	<b>\$9,636,400</b>
2014	*Reassessment	\$8,558,900	\$2,925,700	<b>\$11,484,600</b>	\$8,558,900	\$0	\$2,925,700	<b>\$11,484,600</b>
2012	*Reassessment	\$8,558,900	\$2,909,900	<b>\$11,468,800</b>	\$8,558,900	\$0	\$2,909,900	<b>\$11,468,800</b>
2011	*Land Change	\$8,558,900	\$3,123,100	<b>\$11,682,000</b>	\$8,558,900	\$0	\$3,123,100	<b>\$11,682,000</b>
2010	*Exoneration	\$9,499,500	\$20,403,600	<b>\$29,903,100</b>	\$9,499,500	\$0	\$20,403,600	<b>\$29,903,100</b>
2010	*Exoneration	\$9,499,500	\$20,833,100	<b>\$30,332,600</b>	\$9,499,500	\$0	\$20,833,100	<b>\$30,332,600</b>
2010	*Reassessment	\$9,499,500	\$23,293,700	<b>\$32,793,200</b>	\$9,499,500	\$0	\$23,293,700	<b>\$32,793,200</b>
2009	*Land Change	\$11,082,700	\$12,885,600	<b>\$23,968,300</b>	\$11,082,700	\$0	\$12,885,600	<b>\$23,968,300</b>
2008	*Supplement	\$9,526,900	\$10,709,800	<b>\$20,236,700</b>	\$9,526,900	\$0	\$10,709,800	<b>\$20,236,700</b>
2008	*Exoneration	\$9,526,900	\$5,376,600	<b>\$14,903,500</b>	\$9,526,900	\$0	\$5,376,600	<b>\$14,903,500</b>
2008	*Reassessment	\$9,526,900	\$12,257,350	<b>\$21,784,250</b>	\$9,526,900	\$0	\$12,257,400	<b>\$21,784,300</b>
2007	*Exoneration	\$8,165,900	\$10,647,000	<b>\$18,812,900</b>	\$8,165,900	\$0	\$10,647,000	<b>\$18,812,900</b>
2006	*Hearing Change	\$8,165,900	\$13,798,000	<b>\$21,963,900</b>	\$8,165,900	\$0	\$13,798,000	<b>\$21,963,900</b>
2006	*Reassessment	\$8,165,900	\$23,319,100	<b>\$31,485,000</b>	\$8,165,900	\$0	\$23,319,100	<b>\$31,485,000</b>
2004	2004 Reassessment	\$7,485,400	\$15,836,800	<b>\$23,322,200</b>	\$7,485,400	\$0	\$15,836,800	<b>\$23,322,200</b>
2002		\$7,484,500	\$15,375,500	<b>\$22,860,000</b>	\$7,484,500	\$0	\$15,375,500	<b>\$22,860,000</b>

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		150008862	6/3/2015	RAMCO VIRGINIA PROPERTIES L L C	MOSAIC AQUIA OWNER LLC	S	No	\$6,150,000
		CONV000000052332	9/19/2008 12:00:10 AM	RAMCO VIRGINIA PROPERTIES L L C	RAMCO VIRGINIA PROPERTIES L L C		No	\$0
		060035808	9/19/2008 12:00:09 AM	RAMCO DEVELOPMENT II LLC	RAMCO VIRGINIA PROPERTIES L L C		No	\$0
		CONV000000052320	9/19/2008 12:00:08 AM	RAMCO VIRGINIA PROPERTIES L L C	RAMCO DEVELOPMENT II LLC		No	\$0
		070027603	9/19/2008 12:00:07 AM	RAMCO VIRGINIA PROPERTIES LLC	RAMCO VIRGINIA PROPERTIES L L C		No	\$0
		CONV000000052306	9/19/2008 12:00:06 AM	RAMCO VIRGINIA PROPERTIES L L C	RAMCO VIRGINIA PROPERTIES LLC		No	\$0
		060035809	9/19/2008 12:00:05 AM	RAMCO DEVELOPMENT II LLC	RAMCO VIRGINIA PROPERTIES L L C		No	\$0
		CONV000000052291	10/1/1998 12:00:04 AM	RAMCO VIRGINIA PROPERTIES L L C	RAMCO DEVELOPMENT II LLC		No	\$22,000,000
		980019605	10/1/1998 12:00:03 AM	See Clerk Of Courts Records 16117	RAMCO VIRGINIA PROPERTIES L L C		No	\$22,000,000
		980003236	2/1/1998 12:00:02 AM	COR Records 7259	See Clerk Of Courts Records 16117		No	\$18,036,625
B791	P613		6/1/1991 12:00:01 AM	See Clerk Of Courts Records 16116	COR Records 7259		No	\$0
B791	P613		1/1/1900		See Clerk Of Courts Records 16116		Yes	\$0

**Land Details**

<b>Primary Use</b>	<b>Land Type</b>	<b>Acres</b>	<b>Eff Frontage</b>	<b>Eff Depth</b>	<b>Appr Value</b>
		0.9863	0.00	0.00	\$214,800
		19.8847	0.00	0.00	\$4,330,900

**Legal Description**

<b>Description</b>
PARCEL 49R 20.871 AC TOWN CENTER AT AQUIA LR250014216

### C03 - Extension Details

**Address** 185 TOWN CENTER DR  
**Year Built** 1990

Image

### Attribute

Story	Use	Attribute	Code	Detail
	0	Roofing Cover	1	Built-up
	0	Stories	1	

### Floor Areas

Code	Description	Story	Gross	Heated	AC
NBHSOP	Neighborhood Shopping Ctr	1	14,756	0	0
	<b>Total</b>		14,756	0	0

### C07 - Extension Details

<b>Address</b> 185 TOWN CENTER DR <b>Year Built</b> 2017	<div style="border: 1px solid black; width: 40px; height: 30px; display: inline-block; margin: 0 auto;">Image</div>
---	---

### Attribute

Story	Use	Attribute	Code	Detail
	0	Roofing Cover	1	Built-up
	0	Stories	1	

### Floor Areas

Code	Description	Story	Gross	Heated	AC
DRUGS	Drug Store	1	11,083	0	0
<b>Total</b>			11,083	0	0

### Improvements

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
COMCNPYH	2017	C07	0.00	0.00	340	SF	\$0