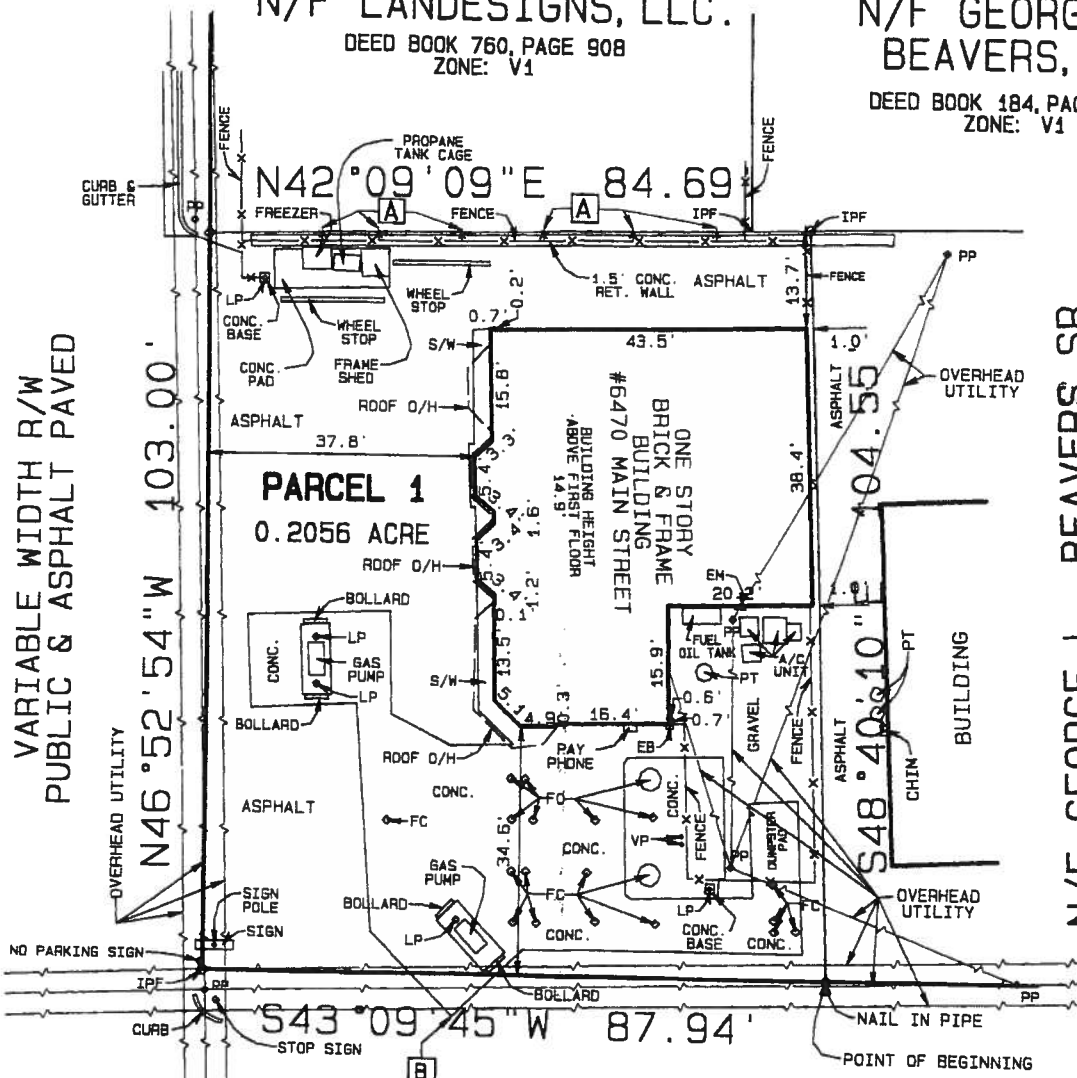


N/F LANDESIGNS, LLC.  
DEED BOOK 760, PAGE 908  
ZONE: V1

N/F GEORGE L. BEAVERS, SR.  
DEED BOOK 184, PAGE 1405  
ZONE: V1

MAIN STREET - STATE ROUTE 55  
VARIABLE WIDTH R/W  
PUBLIC & ASPHALT PAVED



N/F GEORGE L. BEAVERS, SR.

DEED BOOK 184, PAGE 1405  
ZONE: V1

LOUDOUN AVENUE - STATE ROUTE 626  
VARIABLE WIDTH R/W  
PUBLIC & ASPHALT PAVED

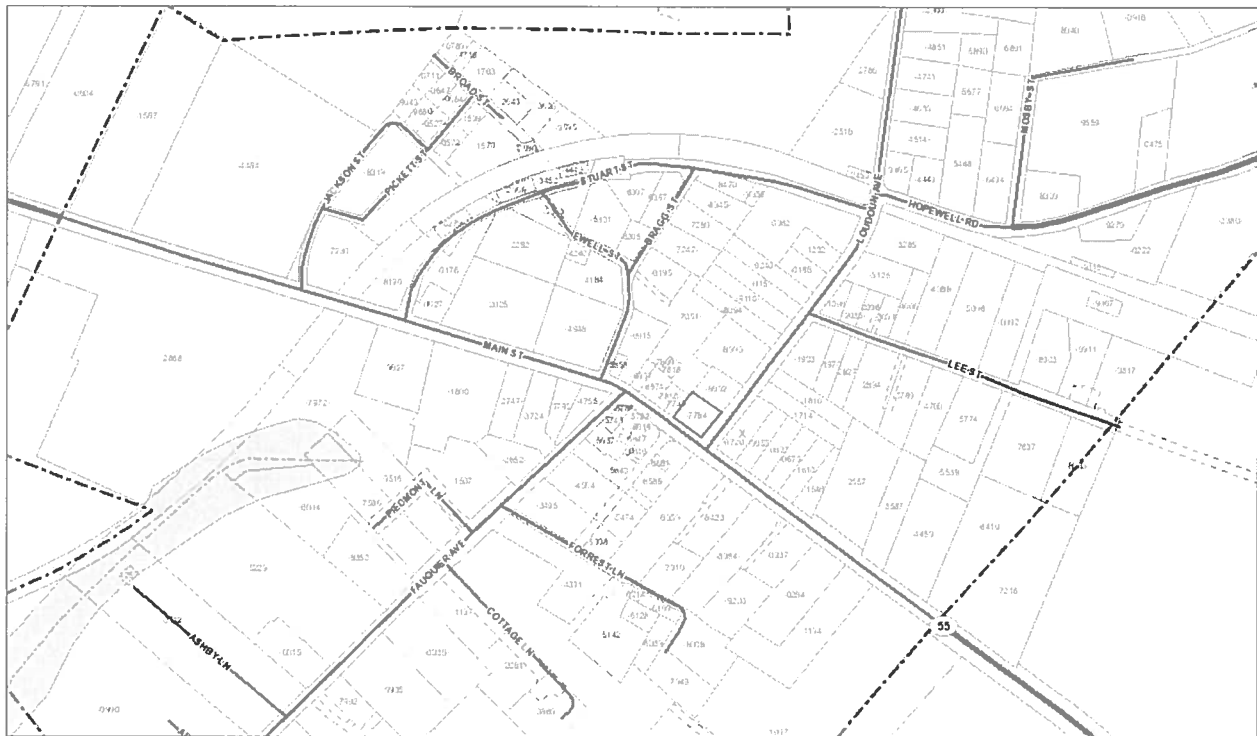
## PROPERTY DESCRIPTION

### *Description of the Land*

The subject property consists of one tax parcel of land that is almost square in shape located at the NW corner of the intersection of Main Street and Loudoun Street. The site is on grade and provides ease of ingress and egress and has great exposure from traffic on Main Street.

### **Topography and Flood Plain**

The subject topography provides good surface drainage and no flood area is present as noted on FEMA flood map 510055 0200 A dated November 5, 1981 – Fauquier County, Virginia.



Fauquier County GIS Map with Flood Plain Layer

### **Utilities**

The commercial parcel is served by public telephone and electricity, water and sewer. The utilities are provided by The Fauquier County Water and Sewer Authority.

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## ZONING

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The properties located in The Plains are governed by the Town of The Plains Zoning Ordinance. The subject is zoned VC-1 – Village Center District. This area is the commercial center of town and allows most commercial retail and office uses by right. The minimum lot size is 5,000 square feet.

The subject appears to conform to all zoning regulations.

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## TAXES AND ASSESSMENTS

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#	Tax Map #	Site Size	Land Assessment	Building Assessment	Total Assessment	Taxes
#1	6989-97-7784	8,956 SF	\$358,200	\$254,400	\$612,600	\$5,778

The real estate tax rate for Fauquier County is \$0.992 per \$100 of assessment value. The rate for The Plains is \$0.04 per \$100.

### Description of the Improvements:

The subject is improved with a gas station and convenience store and deli built originally around 1921 and renovated numerous times; most recently in the mid 2000's with new roof, new interior and new HVAC. The building is in good condition. The building has approximately 2,154 square feet of gross space. On the interior there is a commercial kitchen area where food

is prepared daily, a display area for packaged food, a register area, and a small office in the rear as well as a utility area and small rest room. The property had a major renovation in 1993 at a cost of over \$250,000 when it was converted from a service station to a deli and convenience store. Heat and cooling is by electric heat pumps. There is a small rest room with entrance from the exterior for customers. The exterior windows and doors were replaced and are insulated.

The exterior of the building is painted Stucco with a metal roof. The overall condition of the subject is good. The current owner has added electrical connections at the pump which allows a better Point of Service transaction. This was \$20,000. Also there is a new tank monitoring system in place.

No problems are noted with the tanks, but this is not an area where the appraiser has any expertise.

The owner has reported that the underground tanks consist of three (3) four thousand gallon tanks and one four thousand gallon diesel tank. The tanks were replaced prior to the 2005 sale.

Photos of the subject are on the following pages