



PRINCE WILLIAM COUNTY, VIRGINIA

REAL ESTATE ASSESSMENTS

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14514 JEFFERSON DAVIS HWY

8391-47-4056

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Property Information

Account Number	067649	Property Address:
Owner Name	KFC US PROPERTIES INC C/O MITRA QSR KNE LLC	14514 JEFFERSON DAVIS HWY
Owner Address	18900 DALLAS PARKWAY STE 125 DALLAS TX 75287	WOODBIDGE VA 22191

Description
29-1-24A

Assessment Info		2018 Assessment	
Neighborhood	04316 Restaurants	Land - Market Value	\$451,700
Fire House	11 - OWL	Land - Use Value	\$0
Special District		Impr - Market Value	\$603,300
Zoning	General Business	Total - Market Value	\$1,055,000
Acres	0.7545		

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354 Carry out with Seating - Building Section 001 - Occupancy 001

Year Built	1980	Year Remodel	0	Occupancy	349 Fast Food Restaurant
Section Area	3529	Story Height	12	Number of Stories	1

Card - 1

Improvements

IMPR Type	Description	Area
Addition	XPV Asphalt Paving	21000
Addition	XSL Concrete Slab-4" Reinforced	1200
Addition	XDF Drive-in Window-Fast Food	1
Addition	WFZ Walk-in Freezer	270
Addition	XCS Canopy-Steel Frame	256

Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2018	\$451,700	\$0	\$603,300	\$1,055,000
General Reassessment	2017	\$432,000	\$0	\$568,600	\$1,000,600
General Reassessment	2016	\$412,700	\$0	\$560,900	\$973,600
General Reassessment	2015	\$412,700	\$0	\$565,700	\$978,400
General Reassessment	2014	\$412,700	\$0	\$536,300	\$949,000
General Reassessment	2013	\$391,100	\$0	\$550,000	\$941,100
General Reassessment	2012	\$384,200	\$0	\$350,500	\$734,700
General Reassessment	2011	\$384,200	\$0	\$247,900	\$632,100
General Reassessment	2010	\$384,200	\$0	\$247,900	\$632,100
General Reassessment	2009	\$480,300	\$0	\$309,800	\$790,100
General Reassessment	2008	\$565,100	\$0	\$322,700	\$887,800
General Reassessment	2007	\$514,100	\$0	\$342,000	\$856,100
General Reassessment	2006	\$447,400	\$0	\$321,000	\$768,400
General Reassessment	2005	\$382,900	\$0	\$303,000	\$685,900
General Reassessment	2004	\$240,200	\$0	\$288,400	\$528,600
General Reassessment	2003	\$228,100	\$0	\$247,100	\$475,200
General Reassessment	2002	\$220,400	\$0	\$238,700	\$459,100
General Reassessment	2001	\$212,900	\$0	\$238,700	\$451,600
General Reassessment	2000	\$205,700	\$0	\$230,600	\$436,300
General Reassessment	1999	\$201,700	\$0	\$226,100	\$427,800
General Reassessment	1998	\$201,700	\$0	\$226,100	\$427,800
General Reassessment	1997	\$197,000	\$0	\$200,300	\$397,300
General Reassessment	1996	\$197,000	\$0	\$202,000	\$399,000

Transfer History

Date	Sale Amount	Owner	Transfer Type	Conveyance Number
2003/04/07	\$0	KFC US PROPERTIES INC	X	200304070061531
1997/04/18	\$347,000	KENTUCKY FRIED CHICKEN OF CA INC	X	2435-1016
1988/02/01	\$598,000	LEASED RESTAURANT PARTNERS		1545-1861
1980/05/01	\$0	HARDEE'S FOOD SYSTEMS INC		1116-0158

[Click here for transfer type code descriptions](#)

Last Updated: 2/8/2019



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02/24/88 ACREAGE CHANGED PER DEED DB1545-1861^^08/21/95 FY96 TY95 SEC 58-1142 FO# 201 - REDUCED FOR EQUITY^^SS 9/96 APPEAL^^10/16/96 FY97 TY96 SEC 58-1142 FO# 484 REDUCED FROM \$416,700 TO \$399,000 FOR^EQUITY MAP# 29-1-24A^^04/18/97 DEED OF CONFIRMATION PER DB 2435-1008 TO AGREE TO PROPERTY LINE AND CONFIRM TITLE OF THIS PARCEL TO HARDEE'S FOOD SYSTEMS INC. PARCEL ACREAGE IS HEREBY CONFIRMED TO BE 0.8419 Ac. ACREAGE CHANGED FROM 0.8223 Ac^^04/18/97 DEED PER DB 2435-1013 RERECORDED TO CORRECT ACREAGE TO 0.8419 Ac & CLEAR TITLE. CONFIRM TITLE OF ALL THIS PCL TO LEASED RESTAURANT PARTNERS^^01/22/98 SALE PRICE OF \$347,000, 4/97 REFLECTED POOR CONDITION, RENOVATED BY CURRENT OWNER, QUALITY CODE X. TD ^^01/29/98 ADDRESS CHANGE PER MAIL^^^3/23/2018 A Certificate of Take from PWC BOCS was filed at INSTR#201803230020050 and plat at INSTR#201803230020051. Account 067649 had a 0.0874 or 3,809 SqFt for public street purposes. Permanent easements and temporary construction easements are listed, consideration \$142,400. Acreage changed from 0.8419 to 0.7545, GPIN changed from 8391-47-4055 to 8391-4056.^^

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