

**COUNTY OF HENRICO, VIRGINIA  
BOARD OF REAL ESTATE REVIEW AND EQUALIZATION  
REGULAR MEETING  
December 7, 2022**

Minutes of a regular meeting of the Board of Real Estate Review and Equalization held on December 7, 2022, at 8:30 a.m., in the Board Room of the Administration Building, Parham Road.

Present: Ms. Marian Martin, Chairman  
Ms. Norma Harris, Vice Chairman  
Mr. John Schwartz, Secretary  
Mr. Robert Marshall  
Mr. Joe Marchetti, Jr.

Also Present: Ms. Sheila Minor, Finance Director  
Mr. David Patterson, Real Estate Section Manager  
Ms. Lynda Carter-Tubbs, Commercial Appraiser Supervisor  
Mr. Fred Picard, Senior Appraiser  
Mr. Ron Hubbard, Senior Appraiser  
Mr. Jimmy Wilson, Senior Appraiser  
Mr. Will Mitchell, Appraiser II  
Ms. Gia Short-Smith, Management Assistant  
Ms. Barbara Custis, Corresponding Secretary  
Ms. Megan Ambrose, Recording Secretary

The Chairman, Ms. Marian Martin, called the meeting to order.

Ms. Martin asked if there were any changes to the minutes of the Board meeting on November 16, 2022. The minutes were approved as presented.

Mr. Patterson informed the Board that Mr. Hughes is out today. Residential reassessment is 98 percent complete with an average increase of 13 percent. Commercial reassessment is 60 percent complete with an average increase of 5 percent. Two residential appraisers were hired and will start on December 19<sup>th</sup>. A deed reader was hired and will start January 3<sup>rd</sup>. The office will have a full team starting in January.

The Board heard case 227 for 503 HCR Properties, presented by Mr. Richard Guzman with Altus Group, who stated the assessment exceeded the market value. Mr. Mitchell presented the case for the County. Mr. Marchetti moved to accept the County's recommendation. Ms. Harris seconded the motion. The vote of the Board was as follows:

Yes: Martin, Harris, Schwartz, Marshall, Marchetti  
No: None

The Board heard case 245 for Fervan C. Huffer Trustee. This case was previously heard on November 2<sup>nd</sup> as a non-contested case where the County's recommendation was voted on and accepted. Due to the delay in which the property owner received the recommended assessment letter prior to the November 2<sup>nd</sup> meeting, the Board allowed the case to be contested as requested. The case was presented by Mr. Stuart Huffer, who stated the

assessment exceeded the market value. Ms. Custis presented the case for the County. Mr. Marshall moved to accept the County's recommendation. Mr. Marchetti seconded the motion. The vote of the Board was as follows:

Yes: Martin, Harris, Schwartz, Marshall, Marchetti

No: None

The Board heard case 256, 257 & 258 for MCP West Broad Marketplace LLC, presented by Mr. Daniel Grubb with Wilkes Artis, Chtd., who stated the property owner was not contesting these cases. Mr. Schwartz moved to accept the County's recommendation. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Martin, Harris, Schwartz, Marshall, Marchetti

No: None

The Board heard case 215 for Colonnades West VA LP, presented by Mr. Daniel Grubb with Wilkes Artis, Chtd., who stated the assessment exceeded the market value. Mr. Wilson presented the case for the County. Mr. Marchetti moved to accept the County's recommendation. Mr. Schwartz seconded the motion. The vote of the Board was as follows:

Yes: Martin, Harris, Schwartz, Marshall, Marchetti

No: None

The Board heard case 179 for Target Corporation, presented by Mr. Daniel Grubb with Wilkes Artis, Chtd., who stated the assessment exceeded the market value. Mr. Picard presented the case for the County. Mr. Schwartz moved to accept the County's recommendation. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Martin, Harris, Schwartz, Marshall, Marchetti

No: None

The Board heard case 184 for Sams RE Business Trust, presented by Mr. Daniel Grubb with Wilkes Artis, Chtd., who stated the assessment exceeded the market value. Mr. Picard presented the case for the County. Mr. Marchetti moved to accept the County's recommendation. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Martin, Harris, Schwartz, Marshall, Marchetti

No: None

The Board heard case 220 for Richmond Wilde LLC, presented by Mr. Daniel Grubb with Wilkes Artis, Chtd., who stated the property owner was not contesting this case. Mr. Schwartz moved to accept the County's recommendation. Mr. Marchetti seconded the motion. The vote of the Board was as follows:

Yes: Martin, Harris, Schwartz, Marshall, Marchetti

No: None

The Board heard case 180 for Canterbury Property 1 LLC, presented by Mr. Daniel Grubb with Wilkes Artis, Chtd., who stated the assessment exceeded the market value. Mr. Mitchell presented the case for the County. Mr. Schwartz moved to lower the assessed

value to \$8,070,000. Mr. Marchetti seconded the motion. The vote of the Board was as follows:

Yes: Martin, Harris, Schwartz, Marshall, Marchetti  
No: None

Mr. Marshall moved to approve the twenty-two cases not contested by the property owners as presented by the County in the attached agenda. Ms. Harris seconded the motion. The vote of the Board was as follows:

Yes: Martin, Harris, Schwartz, Marshall, Marchetti  
No: None

The Board was made aware that the assessment value they previously voted on for case 166 was incorrect. Mr. Marshall moved to lower the assessed value to \$620,700. Mr. Schwartz seconded the motion. The vote of the Board was as follows:

Yes: Martin, Harris, Schwartz, Marshall, Marchetti  
No: None

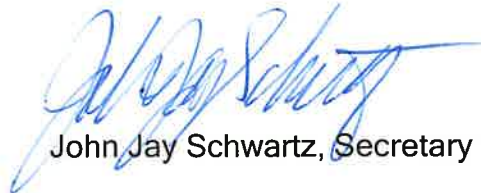
The Board heard case 269 for Hamilton Manufacturing Co. Mr. Robert Demarest with Ryan LLC did not appear before the Board. Mr. Hubbard presented the case for the County. Mr. Schwartz moved to accept the County's recommendation. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Martin, Harris, Schwartz, Marshall, Marchetti  
No: None

The Board agreed to cancel the meeting for Wednesday, December 21, 2022.

The next meeting is scheduled for Wednesday, January 25, 2023.

There being no further business, the meeting was adjourned.



John Jay Schwartz, Secretary