



8:30 AM. Call To Order

Jason Hughes - Real Estate Assessment Director

8:45 AM - Case#:B-106-2023

Name: ROBERTS VICTORIA H

Address of Property: 12121 GLEN GARY CIR

Parcel # 735-757-8335 VID: 6087
District: THREE CHOPT Appr: HODSONLegal: GLEN GARY
SC B BL G LT 38
70 B2 66

Jan. 1, 2022 Assessment	Jan. 1, 2023 Assessment	Recommended Assessment
\$100,000	\$110,000	\$110,000
\$317,600	\$387,000	\$387,000
\$417,600	\$497,000	\$497,000

Comments: No change. Property is equalized and not in excess of market value.

9:00 AM - Case#:B-443-2023

Name: VA HOME FOR BOYS IN RICH

Address of Property: 8712 W BROAD ST

Parcel # 760-755-2884 VID: 41841
District: BROOKLAND Appr: KIRBYLegal: W BROAD ST
AC 3.333 (LEASED AREA)

Jan. 1, 2022 Assessment	Jan. 1, 2023 Assessment	Recommended Assessment
\$2,061,800	\$2,061,800	\$2,061,800
\$2,519,300	\$2,762,700	\$2,762,700
\$4,581,100	\$4,824,500	\$4,824,500

Comments: No change. Property is equalized and not in excess of market value.

9:15 AM - Case#:B-444-2023

Name: CROWN RIB LLC

Address of Property: 8708 W BROAD ST

Parcel # 760-756-7631 VID: 41852
District: BROOKLAND Appr: KIRBYLegal: DARNELL RD &
LYNN A
AC 4 PARCEL 2 86 B2
63

Jan. 1, 2022 Assessment	Jan. 1, 2023 Assessment	Recommended Assessment
\$535,300	\$535,300	\$535,300
\$157,500	\$157,500	\$157,500
\$692,800	\$692,800	\$692,800

Comments: No change. Property is equalized and not in excess of market value.

9:30 AM - Case#:B-445-2023

Name: CROWN RIB LLC

Address of Property: 8710 W BROAD ST

Parcel # 760-755-5474 VID: 41843
District: BROOKLAND Appr: KIRBYLegal: NS BROAD ST RD
AC 5.17 86 B2 3

Jan. 1, 2022 Assessment	Jan. 1, 2023 Assessment	Recommended Assessment
\$2,529,500	\$2,529,500	\$2,529,500
\$6,621,900	\$7,346,100	\$7,346,100
\$9,151,400	\$9,875,600	\$9,875,600

Comments: No change. Property is equalized and not in excess of market value.

NOT CONTESTED - Case#:B-472-2023**Name: LEWIS DAVID & NATALIE**

Address of Property: 5805 OLDE COVINGTON PL

Parcel # 743-776-2830 VID: 17716

District: THREE CHOPT Appr: SHEPHERD

Legal: COVINGTON

SC 1 BL A LT 2

Jan. 1, 2022**Assessment**

\$200,000

\$721,200

\$921,200

Jan. 1, 2023**Assessment**

\$200,000

\$772,200

\$972,200

Recommended**Assessment**

\$200,000

\$772,200

\$972,200

Comments: No change. Property is equalized and not in excess of market value. Owner failed to respond to requests for inspection.

NOT CONTESTED - Case#:B-483-2023**Name: NEW MARKET- GAYTON LLC**

Address of Property: 9700 GAYTON RD

Parcel # 746-745-0311 VID: 21793

District: TUCKAHOE Appr: WILSON

Legal: GAYTON &

GASKINS RD

AC 7.459 79 B2

40

Jan. 1, 2022**Assessment**

\$2,703,700

\$12,977,200

\$15,680,900

Jan. 1, 2023**Assessment**

\$2,703,700

\$10,535,400

\$13,239,100

Recommended**Assessment**

\$2,703,700

\$9,822,500

\$12,526,200

Comments: Decreased strip lease rent per sq. ft. [REDACTED]. Increased strip net leasable area sq. ft. [REDACTED]. Increased operating expense percentage rate from [REDACTED] to [REDACTED].

NOT CONTESTED - Case#:B-484-2023**Name: NEW MARKET- GAYTON LLC**

Address of Property: 9700 GAYTON RD

Parcel # 745-745-5844 VID: 20172

District: TUCKAHOE Appr: WILSON

Legal: SL QUIOCCASIN

RD

AC 8.141 79 B2

17

Jan. 1, 2022**Assessment**

\$2,869,600

\$8,180,700

\$11,050,300

Jan. 1, 2023**Assessment**

\$2,869,600

\$8,844,600

\$11,714,200

Recommended**Assessment**

\$2,869,600

\$8,184,900

\$11,054,500

Comments: Increased strip net leasable area sq. ft. [REDACTED]. Increased vacancy percentage [REDACTED]. Increased operating expense percentage rate [REDACTED] to [REDACTED].

NOT CONTESTED - Case#:B-485-2023**Name: DDRTC CREEKS AT VIRGINIA CENTER LLC**

Address of Property: 9830 BROOK RD

Parcel # 783-769-0315 VID: 71645

District: FAIRFIELD Appr: WILSON

Legal: BROOK RD

AC 31.987 102 B1

4

Jan. 1, 2022**Assessment**

\$10,537,600

\$32,953,000

\$43,490,600

Jan. 1, 2023**Assessment**

\$10,537,600

\$37,767,100

\$48,304,700

Recommended**Assessment**

\$10,537,600

\$35,749,600

\$46,287,200

Comments: Decreased average rent per sq. ft. [REDACTED].

NOT CONTESTED - Case#:B-486-2023**Name: BACOVA ROAD APARTMENTS LLC**

Address of Property: 4501 MARSHALL RUN CIR

Parcel # 735-766-8340

VID: 124796

District: THREE CHOPT

Appr: MITCHELL

Legal: BACOVA DR

AC 23.315 PARCEL D

Jan. 1, 2022**Assessment**

\$7,776,000

\$86,486,500

\$94,262,500

Jan. 1, 2023**Assessment**

\$7,776,000

\$82,802,800

\$90,578,800

Recommended**Assessment**

\$7,776,000

\$70,987,200

\$78,763,200

Comments: Decreased average rent per unit [REDACTED].

NOT CONTESTED - Case#:B-487-2023**Name: BACOVA ROAD APARTMENTS LLC**

Address of Property: 4600 PEAR GROVE CT

Parcel # 735-767-8435

VID: 124896

District: THREE CHOPT

Appr: MITCHELL

Legal: BACOVA RD

AC 6.585 PAR E

Jan. 1, 2022**Assessment**

\$2,304,000

\$25,625,600

\$27,929,600

Jan. 1, 2023**Assessment**

\$2,304,000

\$24,534,200

\$26,838,200

Recommended**Assessment**

\$2,304,000

\$21,033,200

\$23,337,200

Comments: Decreased average rent per unit [REDACTED].

NOT CONTESTED - Case#:B-488-2023**Name: TOWNE CENTER WEST APTS LLC**

Address of Property: 300 EMERALD LAKES DR

Parcel # 736-764-1996

VID: 7475

District: THREE CHOPT

Appr: CARTER-TUBBS

Legal: TOWN CENTER

WEST BLVD

AC 6.096 PAR M

Jan. 1, 2022**Assessment**

\$3,168,000

\$29,222,900

\$32,390,900

Jan. 1, 2023**Assessment**

\$3,168,000

\$29,790,100

\$32,958,100

Recommended**Assessment**

\$3,168,000

\$23,818,300

\$26,986,300

Comments: Reduced average rent per unit [REDACTED], removed [REDACTED] market adjustment, and increased vacancy [REDACTED].

NOT CONTESTED - Case#:B-489-2023**Name: NORTH GAYTON APARTMENTS LP**

Address of Property: 4400 BREEZY BAY CIR

Parcel # 735-765-1837

VID: 6344

District: THREE CHOPT

Appr: CARTER-TUBBS

Legal: THREE CHOPT RD

AC 18.707 72 A1

33

Jan. 1, 2022**Assessment**

\$6,960,000

\$64,235,700

\$71,195,700

Jan. 1, 2023**Assessment**

\$6,960,000

\$61,389,700

\$68,349,700

Recommended**Assessment**

\$6,960,000

\$51,503,900

\$58,463,900

Comments: Reduced average rent per unit [REDACTED], removed [REDACTED] market adjustment, and increased vacancy [REDACTED].

NOT CONTESTED - Case#:B-505-2023**Name: HARRIS WILLIAM M II & NANCY B**

Address of Property: 7612 BRYN MAWR RD

Parcel # 760-740-5804 VID: 41127

District: TUCKAHOE Appr: BABER

Legal: ROLLINGWOOD

TR A LT 21

84 B2 7

Jan. 1, 2022**Assessment**

\$140,000

\$159,400

\$299,400

Jan. 1, 2023**Assessment**

\$165,000

\$193,500

\$358,500

Recommended**Assessment**

\$165,000

\$173,800

\$338,800

Comments: Increased sq. ft. of living area from 1,224 to 1,416. Changed condition from fair -10% to poor -10%. Changed grade from B+2 to B to better equalize with similar homes.

NOT CONTESTED - Case#:B-507-2023**Name: BICKFORD MICHAEL P**

Address of Property: 12221 GREENWOOD RD

Parcel # 768-780-8319 VID: 53791

District: BROOKLAND Appr: ROBERTSON

Legal: E L GREENWOOD

RD AC

5.08 89 B2 9

Jan. 1, 2022**Assessment**

\$73,900

\$3,900

\$77,800

Jan. 1, 2023**Assessment**

\$82,600

\$3,900

\$86,500

Recommended**Assessment**

\$26,000

\$40,700

\$66,700

Comments: Corrected acreage from 5.08 to 6.4 per survey recorded in 2005. Deleted homesite land value and revalued 0.85 acre outside of floodplain as excess acreage and 5.55 acres as floodplain. Added barn and revalued workshop.

NOT CONTESTED - Case#:B-547-2023**Name: CAMPBELL JEFFREY P & BETH S**

Address of Property: 831 ARLINGTON CIR

Parcel # 756-739-6768 VID: 35063

District: TUCKAHOE Appr: BABER

Legal: UNIVERSITY

HEIGHTS

LT PT 18 19 20 84 B2

1

Jan. 1, 2022**Assessment**

\$165,000

\$662,200

\$827,200

Jan. 1, 2023**Assessment**

\$192,500

\$796,300

\$988,800

Recommended**Assessment**

\$192,500

\$796,300

\$988,800

Comments: No change. Property is equalized and not in excess of market value.
