



**8:30 AM. Call To Order**

**Jason Hughes - Real Estate Assessment Director**

**8:45 AM - Case#:B-304-2025**

**Name: FVD REAL ESTATE CORPORATION**

Address of Property: 100 WESTGATE PKWY

Parcel # 737-761-2529      VID: 8738

District: THREE CHOPT      Appr: ZHANG

Legal: THREE CHOPT RD

AC 6.027      72 B2 66

| <b>Jan. 1, 2024<br/>Assessment</b> | <b>Jan. 1, 2025<br/>Assessment</b> | <b>Recommended<br/>Assessment</b> |
|------------------------------------|------------------------------------|-----------------------------------|
| \$1,443,900                        | \$1,517,500                        | \$1,517,500                       |
| \$5,734,300                        | \$4,527,300                        | \$4,527,300                       |
| \$7,178,200                        | \$6,044,800                        | \$6,044,800                       |

**9:00 AM - Case#:B-354-2025**

**Name: FDS SUNTRUST CENTER LLC**

Address of Property: 11011 W BROAD ST

Parcel # 746-760-8608      VID: 22346

District: THREE CHOPT      Appr: ZHANG

Legal: SS BROAD ST RD

AC 32.336 PAR 1 78 A2 28

| <b>Jan. 1, 2024<br/>Assessment</b> | <b>Jan. 1, 2025<br/>Assessment</b> | <b>Recommended<br/>Assessment</b> |
|------------------------------------|------------------------------------|-----------------------------------|
| \$8,102,100                        | \$8,460,800                        | \$8,460,800                       |
| \$36,095,400                       | \$36,341,500                       | \$36,341,500                      |
| \$44,197,500                       | \$44,802,300                       | \$44,802,300                      |

**9:15 AM - Case#:B-255-2025**

**Name: MMAC 300 BROOKFIELD COMMONS VA LLC**

Address of Property: 6600 W BROAD ST

Parcel # 768-743-7196.001      VID: 148898

District: BROOKLAND      Appr: ZHANG

Legal: BROOKFIELD

COMMONS CONDOMINIUM

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| <b>Jan. 1, 2024<br/>Assessment</b> | <b>Jan. 1, 2025<br/>Assessment</b> | <b>Recommended<br/>Assessment</b> |
|------------------------------------|------------------------------------|-----------------------------------|
| \$259,100                          | \$426,100                          | \$426,100                         |
| \$27,107,500                       | \$26,907,000                       | \$24,308,100                      |
| \$27,366,600                       | \$27,333,100                       | \$24,734,200                      |

**9:30 AM - Case#:B-180-2025**

**Name: CENTRAL VA HOSPITAL LLC**

Address of Property: 7702 E PARHAM RD

Parcel # 764-754-6996      VID: 47843

District: BROOKLAND      Appr: ZHANG

Legal: NL PARHAM ROAD

AC 7.944 92 B1 65

| <b>Jan. 1, 2024<br/>Assessment</b> | <b>Jan. 1, 2025<br/>Assessment</b> | <b>Recommended<br/>Assessment</b> |
|------------------------------------|------------------------------------|-----------------------------------|
| \$1,557,100                        | \$1,636,800                        | \$1,636,800                       |
| \$12,822,400                       | \$14,010,200                       | \$12,733,200                      |
| \$14,379,500                       | \$15,647,000                       | \$14,370,000                      |

**9:45 AM - Case#:B-318-2025****Name: HCA HEALTH SERVICES OF VA INC**

Address of Property: 1602 SKIPWITH RD

Parcel # 761-745-3004 VID: 43094

District: TUCKAHOE Appr: ZHANG

Legal: WL SKIPWITH RD

AC 26.1283 94 A1 2

**Jan. 1, 2024****Assessment**

\$3,695,300

\$84,737,900

\$88,433,200

**Jan. 1, 2025****Assessment**

\$3,884,000

\$85,189,300

\$89,073,300

**Recommended****Assessment**

\$3,884,000

\$83,996,800

\$87,880,800

**NOT CONTESTED - Case#:B-173-2025****Name: SAUER PROPERTIES INC**

Address of Property: 1091 VIRGINIA CENTER PKWY

Parcel # 784-767-0248 VID: 168269

District: FAIRFIELD Appr: WILSON

Legal: STUART'S

CROSSING LT 1

**Jan. 1, 2024****Assessment**

\$0

\$0

\$0

**Jan. 1, 2025****Assessment**

\$1,311,900

\$3,971,900

\$5,283,800

**Recommended****Assessment**

\$1,311,900

\$3,602,200

\$4,914,100

**NOT CONTESTED - Case#:B-222-2025****Name: BROOK HOSPITALITY LLC**

Address of Property: 10077 BROOK RD

Parcel # 784-769-4292 VID: 72185

District: FAIRFIELD Appr: KIRBY

Legal: BROOK RD

AC 4.077 102 B1 26

**Jan. 1, 2024****Assessment**

\$1,548,100

\$7,562,000

\$9,110,100

**Jan. 1, 2025****Assessment**

\$1,592,400

\$9,238,100

\$10,830,500

**Recommended****Assessment**

\$1,592,400

\$8,792,800

\$10,385,200

**NOT CONTESTED - Case#:B-223-2025****Name: WB HOTEL LLC**

Address of Property: 3939 DUCKLING DR

Parcel # 743-760-0151.002 VID: 17333

District: THREE CHOPT Appr: KIRBY

Legal: DUCKLING DRIVE

COMMERCIAL CNDO

HOTEL 77,767 SQ FT

**Jan. 1, 2024****Assessment**

\$410,700

\$7,956,600

\$8,367,300

**Jan. 1, 2025****Assessment**

\$431,100

\$9,192,100

\$9,623,200

**Recommended****Assessment**

\$431,100

\$8,426,500

\$8,857,600

**NOT CONTESTED - Case#:B-224-2025****Name: RUNNYMEDE CORPORATION**

Address of Property: 5020 SADLER PL

Parcel # 750-766-8495 VID: 27353

District: THREE CHOPT Appr: ZHANG

Legal: SW CORNER COX RD

AC 2.697 87 A1 20

**Jan. 1, 2024****Assessment**

\$587,400

\$2,845,800

\$3,433,200

**Jan. 1, 2025****Assessment**

\$616,700

\$3,171,700

\$3,788,400

**Recommended****Assessment**

\$616,700

\$2,816,500

\$3,433,200

**NOT CONTESTED - Case#:B-225-2025****Name: RUNNYMEDE CORPORATION**

Address of Property: 4400 COX RD

Parcel # 749-763-8998 VID: 26210

District: THREE CHOPT Appr: ZHANG

Legal: INNSBROOK

SC H BL B AC 4.233

78 A2 9

**Jan. 1, 2024****Assessment**

\$830,900

\$3,990,000

\$4,820,900

**Jan. 1, 2025****Assessment**

\$872,400

\$4,483,700

\$5,356,100

**Recommended****Assessment**

\$872,400

\$3,948,100

\$4,820,500

**NOT CONTESTED - Case#:B-227-2025****Name: SNH INDEPENDENCE PARK LLC**

Address of Property: 9900 INDEPENDENCE PARK DR

Parcel # 752-756-3770 VID: 29542

District: THREE CHOPT Appr: ZHANG

Legal: WEST OF

PEMBERTON

AC 2.01 (LOT 1) 86 B1 28

**Jan. 1, 2024****Assessment**

\$394,000

\$3,083,000

\$3,477,000

**Jan. 1, 2025****Assessment**

\$415,900

\$3,055,600

\$3,471,500

**Recommended****Assessment**

\$415,900

\$2,768,100

\$3,184,000

**NOT CONTESTED - Case#:B-228-2025****Name: FPLC RICHMOND SUB LLC**

Address of Property: 4240 DOMINION BLVD

Parcel # 747-761-2490 VID: 23800

District: THREE CHOPT Appr: KIRBY

Legal: INNSBROOK

SC L BL E AC 6.655

78 A2 9

**Jan. 1, 2024****Assessment**

\$2,029,200

\$21,926,100

\$23,955,300

**Jan. 1, 2025****Assessment**

\$2,130,700

\$28,914,200

\$31,044,900

**Recommended****Assessment**

\$2,130,700

\$18,529,800

\$20,660,500

**NOT CONTESTED - Case#:B-229-2025****Name: EASTPARK CT LLC**

Address of Property: 540 EASTPARK CT

Parcel # 822-719-1854 VID: 101317  
District: VARINA Appr: LIGGANLegal: SAMMIS BUSINESS  
CTR BL B LT PT 1  
AC 6.974 11 A2 33

| <b>Jan. 1, 2024<br/>Assessment</b> | <b>Jan. 1, 2025<br/>Assessment</b> | <b>Recommended<br/>Assessment</b> |
|------------------------------------|------------------------------------|-----------------------------------|
| \$453,100                          | \$487,900                          | \$487,900                         |
| \$7,436,800                        | \$7,366,200                        | \$5,712,700                       |
| \$7,889,900                        | \$7,854,100                        | \$6,200,600                       |

**NOT CONTESTED - Case#:B-247-2025****Name: BROOK RUN ASSOCIATES LLC**

Address of Property: 5620 BROOK RD

Parcel # 784-747-5128 VID: 71698  
District: FAIRFIELD Appr: WILSONLegal: BROOK RD  
AC 18.5962 105 B1 43

| <b>Jan. 1, 2024<br/>Assessment</b> | <b>Jan. 1, 2025<br/>Assessment</b> | <b>Recommended<br/>Assessment</b> |
|------------------------------------|------------------------------------|-----------------------------------|
| \$5,198,500                        | \$5,391,000                        | \$5,391,000                       |
| \$4,939,900                        | \$6,648,400                        | \$3,687,400                       |
| \$10,138,400                       | \$12,039,400                       | \$9,078,400                       |

**NOT CONTESTED - Case#:B-248-2025****Name: WHLR BROOK RUN PROPERTY LLC**

Address of Property: 5922 BROOK RD

Parcel # 784-747-2895 VID: 71697  
District: FAIRFIELD Appr: WILSONLegal: BROOK RD  
AC 2.001 PAR 3

| <b>Jan. 1, 2024<br/>Assessment</b> | <b>Jan. 1, 2025<br/>Assessment</b> | <b>Recommended<br/>Assessment</b> |
|------------------------------------|------------------------------------|-----------------------------------|
| \$213,500                          | \$221,400                          | \$221,400                         |
| \$0                                | \$0                                | \$0                               |
| \$213,500                          | \$221,400                          | \$221,400                         |

**NOT CONTESTED - Case#:B-249-2025****Name: COX HP LLC**

Address of Property: 4100 COX RD

Parcel # 747-761-9253 VID: 23805  
District: THREE CHOPT Appr: KIRBYLegal: INNSBROOK  
SC A&E BL B AC 3.080  
78 A2 9

| <b>Jan. 1, 2024<br/>Assessment</b> | <b>Jan. 1, 2025<br/>Assessment</b> | <b>Recommended<br/>Assessment</b> |
|------------------------------------|------------------------------------|-----------------------------------|
| \$939,100                          | \$986,100                          | \$986,100                         |
| \$4,554,500                        | \$4,621,600                        | \$4,358,600                       |
| \$5,493,600                        | \$5,607,700                        | \$5,344,700                       |

**NOT CONTESTED - Case#:B-260-2025****Name: RICHMOND BUSINESS PARK LLC**

Address of Property: 7400 IMPALA DR

Parcel # 774-750-2278

VID: 61155

District: BROOKLAND

Appr: LIGGAN

Legal: WL IMPALA DRIVE

AC 10

97 A1 29

**Jan. 1, 2024****Assessment**

\$800,000

\$4,260,700

\$5,060,700

**Jan. 1, 2025****Assessment**

\$900,000

\$4,636,400

\$5,536,400

**Recommended****Assessment**

\$900,000

\$3,130,200

\$4,030,200

**NOT CONTESTED - Case#:B-261-2025****Name: RICHMOND BUSINESS PARK LLC**

Address of Property: 3007 VERNON RD

Parcel # 774-750-5822

VID: 61157

District: BROOKLAND

Appr: LIGGAN

Legal: VERNON RD &amp;

IMPALA

AC 3.26

97 A1 96

**Jan. 1, 2024****Assessment**

\$244,500

\$20,000

\$264,500

**Jan. 1, 2025****Assessment**

\$260,800

\$20,000

\$280,800

**Recommended****Assessment**

\$260,800

\$20,000

\$280,800

**NOT CONTESTED - Case#:B-262-2025****Name: BAYARD OAKS RICHMOND LLC**

Address of Property: 111 STARBUCK CT

Parcel # 813-726-7018

VID: 94714

District: VARINA

Appr: MITCHELL

Legal: EL CEDAR FORK

ROAD

AC 11.27

8 A2 48

**Jan. 1, 2024****Assessment**

\$816,000

\$6,451,900

\$7,267,900

**Jan. 1, 2025****Assessment**

\$816,000

\$6,319,900

\$7,135,900

**Recommended****Assessment**

\$816,000

\$5,788,800

\$6,604,800

**NOT CONTESTED - Case#:B-302-2025****Name: BAKER PROPERTIES LP**

Address of Property: 8751 PARK CENTRAL DR

Parcel # 789-760-5532

VID: 75438

District: FAIRFIELD

Appr: ZHANG

Legal: PARHAM RD

AC 8.193 PAR A-2

104 A2 37

**Jan. 1, 2024****Assessment**

\$737,100

\$9,986,400

\$10,723,500

**Jan. 1, 2025****Assessment**

\$778,100

\$9,945,400

\$10,723,500

**Recommended****Assessment**

\$778,100

\$6,881,600

\$7,659,700

**NOT CONTESTED - Case#:B-306-2025****Name: CR GAYTON CROSSING 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, 2024****Assessment**

\$2,869,600

\$6,169,300

\$9,038,900

**Jan. 1, 2025****Assessment**

\$3,013,300

\$5,847,900

\$8,861,200

**Recommended****Assessment**

\$3,013,300

\$5,847,900

\$8,861,200

**NOT CONTESTED - Case#:B-307-2025****Name: CR GAYTON CROSSING LLC**

Address of Property: 9700 GAYTON RD

Parcel # 746-745-0311 VID: 21793

District: TUCKAHOE Appr: WILSON

Legal: GAYTON &amp; GASKINS RD

AC 7.459

79 B2 40

**Jan. 1, 2024****Assessment**

\$2,703,700

\$8,291,700

\$10,995,400

**Jan. 1, 2025****Assessment**

\$2,838,900

\$8,822,800

\$11,661,700

**Recommended****Assessment**

\$2,838,900

\$8,266,800

\$11,105,700

**NOT CONTESTED - Case#:B-309-2025****Name: EXETER 2500 DISTRIBUTION LLC**

Address of Property: 2500 DISTRIBUTION DR

Parcel # 814-700-7206 VID: 147018

District: VARINA Appr: LIGGAN

Legal: AIRPORT DISTRIBUTION CENTER BLDG C 8.49 ACS

**Jan. 1, 2024****Assessment**

\$679,200

\$7,830,400

\$8,509,600

**Jan. 1, 2025****Assessment**

\$764,100

\$7,785,400

\$8,549,500

**Recommended****Assessment**

\$764,100

\$6,128,800

\$6,892,900

**NOT CONTESTED - Case#:B-316-2025****Name: HENRICO DOCTORS HOSPITAL FCP LLC**

Address of Property: 7611 FOREST AVE

Parcel # 760-744-1480 VID: 41303

District: TUCKAHOE Appr: ZHANG

Legal: EL FOREST AVE

AC 8.854 PAR A

**Jan. 1, 2024****Assessment**

\$1,735,600

\$24,609,800

\$26,345,400

**Jan. 1, 2025****Assessment**

\$1,909,100

\$24,498,200

\$26,407,300

**Recommended****Assessment**

\$1,909,100

\$24,498,200

\$26,407,300

**NOT CONTESTED - Case#:B-333-2025****Name: PC VA BROOK RUN II LLC**

Address of Property: CLIFFBROOK LN

Parcel # 784-745-0846

VID: 71686

District: FAIRFIELD

Appr: MITCHELL

Legal: DUMBARTON RD

AC 42.3 105 B1 16

**Jan. 1, 2024****Assessment**

\$1,260,000

\$15,748,100

\$17,008,100

**Jan. 1, 2025****Assessment**

\$1,260,000

\$15,136,400

\$16,396,400

**Recommended****Assessment**

\$1,260,000

\$12,445,500

\$13,705,500

**NOT CONTESTED - Case#:B-334-2025****Name: PC VA BROOK RUN I LLC**

Address of Property: 1900 CLIFFBROOK LN

Parcel # 784-746-6824

VID: 71695

District: FAIRFIELD

Appr: MITCHELL

Legal: DUMBARTON RD

AC 11.055 PAR 1

105 B1 22

**Jan. 1, 2024****Assessment**

\$1,560,000

\$19,497,700

\$21,057,700

**Jan. 1, 2025****Assessment**

\$1,560,000

\$18,740,400

\$20,300,400

**Recommended****Assessment**

\$1,560,000

\$15,408,700

\$16,968,700

**NOT CONTESTED - Case#:B-336-2025****Name: TRIPLE BAR WHITE OAK LLC**

Address of Property: 4591 S LABURNUM AVE

Parcel # 815-717-8207

VID: 96129

District: VARINA

Appr: WILSON

Legal: S LABURNUM AVE

CDA AC 5.235

UKROPS

**Jan. 1, 2024****Assessment**

\$1,368,100

\$14,232,600

\$15,600,700

**Jan. 1, 2025****Assessment**

\$1,482,100

\$14,118,600

\$15,600,700

**Recommended****Assessment**

\$1,482,100

\$14,118,600

\$15,600,700

**NOT CONTESTED - Case#:B-348-2025****Name: DOMINION BANK OF RICHMOND**

Address of Property: 4020 COX RD

Parcel # 748-761-4306

VID: 25135

District: THREE CHOPT

Appr: KIRBY

Legal: INNSBROOK

SC J BL PT B AC 1.613

78 A2 9

**Jan. 1, 2024****Assessment**

\$1,159,300

\$665,400

\$1,824,700

**Jan. 1, 2025****Assessment**

\$1,212,000

\$494,200

\$1,706,200

**Recommended****Assessment**

\$1,212,000

\$348,800

\$1,560,800

**NOT CONTESTED - Case#:B-349-2025****Name: NOVA GLEN ALLEN HOTELS LLC**

Address of Property: 1101 TECHNOLOGY PARK DR

Parcel # 784-768-5140

VID: 72176

District: FAIRFIELD

Appr: KIRBY

Legal: TECHNOLOGY  
PARK DR

AC 2

**Jan. 1, 2024****Jan. 1, 2025****Recommended****Assessment****Assessment****Assessment**

\$610,300

\$632,100

\$632,100

\$8,259,000

\$8,237,200

\$6,252,200

\$8,869,300

\$8,869,300

\$6,884,300

**NOT CONTESTED - Case#:B-352-2025****Name: OAKLEY CENTER LLC**

Address of Property: 4220 OAKLEYS CT

Parcel # 816-721-1410

VID: 96862

District: FAIRFIELD

Appr: MORRIS

Legal: OAKLEYS CENTER

BL B AC 15.076

11 A1 6

**Jan. 1, 2024****Jan. 1, 2025****Recommended****Assessment****Assessment****Assessment**

\$560,000

\$560,000

\$560,000

\$3,992,900

\$4,280,200

\$7,067,300

\$4,552,900

\$4,840,200

\$7,627,300

**NOT CONTESTED - Case#:B-353-2025****Name: OAKLEY CENTER LLC**

Address of Property: 4201 OAKLEYS CT

Parcel # 816-721-7613

VID: 96865

District: FAIRFIELD

Appr: MORRIS

Legal: OAKLEYS CENTER

BL A AC 7.193

11 A1 6

**Jan. 1, 2024****Jan. 1, 2025****Recommended****Assessment****Assessment****Assessment**

\$327,000

\$327,000

\$327,000

\$1,955,100

\$11,346,600

\$4,236,100

\$2,282,100

\$11,673,600

\$4,563,100

**NOT CONTESTED - Case#:B-363-2025****Name: DT-WF-SPE I LLC**

Address of Property: 3300 MECHANICSVILLE TPKE

Parcel # 801-733-5333

VID: 81700

District: FAIRFIELD

Appr: MORRIS

Legal: BRENTWOOD

SC B LT 4-6-7-8-12PT

LT3&amp;5 2 B2 2

**Jan. 1, 2024****Jan. 1, 2025****Recommended****Assessment****Assessment****Assessment**

\$291,900

\$322,400

\$442,100

\$617,300

\$623,500

\$349,900

\$909,200

\$945,900

\$792,000

**NOT CONTESTED - Case#:B-365-2025**

**Name: GETTY VA LEASING INC**

Address of Property: 11390 NUCKOLS RD

Parcel # 746-773-6572      VID: 22641  
District: THREE CHOPT      Appr: KIRBY

Legal: NUCKOLS RD  
AC 1.478      76 A2 34

| <b>Jan. 1, 2024<br/>Assessment</b> | <b>Jan. 1, 2025<br/>Assessment</b> | <b>Recommended<br/>Assessment</b> |
|------------------------------------|------------------------------------|-----------------------------------|
| \$1,751,200                        | \$1,802,700                        | \$1,802,700                       |
| \$630,200                          | \$634,600                          | \$515,600                         |
| \$2,381,400                        | \$2,437,300                        | \$2,318,300                       |

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