

**COUNTY OF HENRICO, VIRGINIA
BOARD OF REAL ESTATE REVIEW AND EQUALIZATION
REGULAR MEETING
December 18, 2024**

Minutes of a regular meeting of the Board of Real Estate Review and Equalization held on December 18, 2024, at 8:30 a.m., in the Board Room of the Administration Building, Parham Road.

Present: Mr. John Schwartz, Chairman
Mr. Robert Marshall, Vice Chairman
Mr. Joe Marchetti, Jr., Secretary (attended remotely)

Absent: Ms. Norma Harris
Ms. Marian Martin

Also Present: Ms. Sheila Minor, Finance Division Director
Mr. Jason Hughes, Real Estate Assessment Division Director
Mr. David Patterson, Real Estate Assistant Division Director
Ms. Lynda Carter-Tubbs, Commercial Appraiser Supervisor
Ms. Barbara Custis, Residential Appraiser Supervisor
Ms. Megan Ambrose, Business Supervisor
Ms. Sara Maynard, Assistant County Attorney
Mr. Brian Steele, Corresponding Secretary
Ms. Gia Short-Smith, Recording Secretary

The Chairman, Mr. John Schwartz, called the meeting to order.

Mr. Schwartz asked if there were any changes to the minutes of the Board meeting on November 20, 2024. The minutes were approved as presented.

Mr. Hughes informed the Board that the office has hired a new commercial appraiser. He introduced Conrade Young, who formerly worked as a fee appraiser and an appraiser with Chesterfield County. Mr. Hughes also corrected his previous report of the market increasing an average 11 percent, to the ratio decreasing an average of 11 percent so far this year. The real estate office is still working to finish verifying and validating December sales through the 31st. This meeting concludes the 275 appeals received for 2024.

The Board voted unanimously to allow Mr. Marchetti to attend the meeting remotely.

Board cases 211 for LM Mixed Use 5001, LLC, and cases 208 and 209 for Estates-D, LLC, presented by James Wilvert with Gumenick Properties, LLC, were agreed upon and made non-contested.

The Board heard case 206 for LM Corner Shops, LLC, presented by James Wilvert with Gumenick Properties, LLC, who stated the improvement assessment was not at market value. Ms. Carter-Tubbs presented the case for the County. Mr. Marchetti moved to lower the total assessed value to \$4,980,700. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Schwartz, Marshall, Marchetti
No: None

The Board heard case 210 for LM Office/Retail North, LLC, presented by James Wilvert with Gumenick Properties, LLC, who stated the improvement assessment was not at market value. Ms. Carter-Tubbs presented the case for the County. Mr. Marchetti moved to lower the total assessed value to \$11,276,700. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Schwartz, Marshall, Marchetti
No: None

The Board heard case 212 for Village at Horsepen General, Ptnr, presented James Wilvert with Gumenick Properties, LLC, who stated the improvement assessment was not at market value. Ms. Carter-Tubbs 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: Schwartz, Marshall, Marchetti
No: None

Board case 215 for Williamsburg Village Associates, LP, presented by Brooks Spears with McGuire Woods, LLP, was also agreed upon and made non-contested.

The Board heard case 216 for Richfield Place Assoc, LP, presented by Brooks Spears with McGuire Woods, LLP, who stated the improvement assessment was not at market value. Ms. Carter-Tubbs presented the case for the County. Mr. Marshall moved to accept the County's recommendation. Mr. Schwartz seconded the motion. The vote of the Board was as follows:

Yes: Schwartz, Marshall
Abstain: Marchetti

The Board heard case 162 for HRDG, L L C, presented by Blake Warren with Altus Group US, Inc., who stated the improvement assessment was not at market value. Ms. Carter-Tubbs 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: Schwartz, Marshall, Marchetti
No: None

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

Yes: Schwartz, Marshall, Marchetti

No: None

The next meeting is scheduled for Wednesday, January 22, 2025.

There being no further business, the meeting was adjourned.



Joe Marchetti, Jr., Secretary