

**COUNTY OF HENRICO, VIRGINIA  
BOARD OF REAL ESTATE REVIEW AND EQUALIZATION  
REGULAR MEETING  
September 17, 2025**

Minutes of a regular meeting of the Board of Real Estate Review and Equalization held on September 17, 2025, at 8:30 a.m., in the Board Room of the Administration Building, Parham Road.

Present: Mr. Robert Marshall, Chairman  
Mr. John Jay Schwartz  
Ms. Marian Martin

Absent: Mr. Joe Marchetti, Jr., Vice Chairman  
Ms. Norma Harris, Secretary

Also Present: Mr. Matt Chafin, Deputy Director of Finance  
Mr. Jason Hughes, Real Estate Assessment Division Director  
Mr. David Patterson, Real Estate Assessment Asst. Division Director  
Ms. Lynda Carter-Tubbs, Commercial Appraiser Supervisor  
Mr. Conrade Young, Commercial Appraiser I  
Ms. Margaret Barré, Commercial Appraiser I  
Mr. Darryl Morris, Commercial Appraiser II  
Ms. Grace Zhang, Commercial Appraiser II  
Mr. Will Mitchell, Commercial Appraiser II  
Mr. Brian Steele, Corresponding Secretary  
Ms. Megan Ambrose, Recording Secretary

The Chairman, Mr. Robert Marshall, called the meeting to order.

Mr. Marshall asked if there were any changes to the minutes of the Board meeting on August 20, 2025. The minutes were approved as presented.

Mr. Hughes informed the Board that there are no new updates from the Real Estate Assessment office.

Ms. Martin moved to approve the 4 cases not contested by the property owners as presented by the County in the attached agenda. Mr. Schwartz seconded the motion. The vote of the Board was as follows:

Yes: Marshall, Schwartz, Martin  
No: None

The Board heard case 373 for Sams RE Business Trust, presented by Alex Mitchel with Mitchel Law, PLLC, who stated the improvement assessment was not at market value. Mr. Young 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: Marshall, Schwartz, Martin  
No: None

The Board heard case 374 for Wal-Mart Real Estate Business Trust, presented by Alex Mitchel with Mitchel Law, PLLC, who stated the improvement assessment was not at market value. Mr. Young presented the case for the County. Mr. Schwartz moved to accept the County's recommendation. Ms. Martin seconded the motion. The vote of the Board was as follows:

Yes: Marshall, Schwartz, Martin  
No: None

The Board heard case 375 for Wal-Mart Real Estate Business Trust, presented by Alex Mitchel with Mitchel Law, PLLC, who stated the improvement assessment was not at market value. Mr. Young presented the case for the County. Ms. Martin moved to accept the County's recommendation. Mr. Schwartz seconded the motion. The vote of the Board was as follows:

Yes: Marshall, Schwartz, Martin  
No: None

The Board heard case 376 for Wal-Mart Real Estate Business Trust, presented by Alex Mitchel with Mitchel Law, PLLC, who stated the improvement assessment was not at market value. Mr. Young presented the case for the County. Ms. Martin moved to accept the County's recommendation. Mr. Schwartz seconded the motion. The vote of the Board was as follows:

Yes: Marshall, Schwartz, Martin  
No: None

The Board heard case 377 for Wal-Mart Real Estate Business Trust, presented by Alex Mitchel with Mitchel Law, PLLC, who stated the improvement assessment was not at market value. Mr. Young presented the case for the County. Ms. Martin moved to accept the County's recommendation. Mr. Schwartz seconded the motion. The vote of the Board was as follows:

Yes: Marshall, Schwartz, Martin  
No: None

Case 205 for Canterbury Property 1 LLC was withdrawn by Daniel Grubb with Wilkes Artis Chtd.

The Board heard case 203 for PFI VPN Portfolio Fee Owner LLC, presented by Daniel Grubb with Wilkes Artis Chtd., who stated the improvement assessment was not at market value. Ms. Zhang presented the case for the County. Mr. Schwartz moved to reduce the total assessed value to \$14,636,500. Ms. Martin seconded the motion. The vote of the Board was as follows:

Yes: Marshall, Schwartz, Martin  
No: None

The Board heard case 264 for PFI VPN Portfolio Fee Owner LLC, presented by Daniel Grubb with Wilkes Artis Chtd., who stated the improvement assessment was not at market value. Ms. Zhang presented the case for the County. Mr. Schwartz moved to reduce the total assessed value to \$4,588,700. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Marshall, Schwartz, Martin  
No: None

The Board heard case 266 for OIVF III Innsbrook LLC, presented by Daniel Grubb with Wilkes Artis Chtd., who stated the improvement assessment was not at market value. Ms. Zhang presented the case for the County. Mr. Schwartz moved to reduce the total assessed value to \$31,500,000. Mr. Marshall seconded the motion. The vote of the Board was as follows:

Yes: Marshall, Schwartz, Martin  
No: None

The next meeting is scheduled for Wednesday, October 1, 2025.

There being no further business, the meeting was adjourned.



Norma Harris, Secretary