

HENRICO COUNTY, VIRGINIA
BOARD OF REAL ESTATE REVIEW AND EQUALIZATION
REGULAR MEETING
June 3, 2026

Minutes of a regular meeting of the Board of Real Estate Review and Equalization held on June 3, 2026, at 8:30 a.m., in the Board Room of the Administration Building, 4301 East Parham Road, Henrico, VA 23228.

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

Absent: Ms. Norma Harris, Secretary

Also Present: Mr. Matt Chafin, Deputy Director of Finance
Ms. Erin Kelley, Deputy Director of Finance
Mr. Jason Hughes, Real Estate Assessment Director
Mr. David Patterson, Real Estate Assessment Asst. Division Director
Ms. Lynda Carter-Tubbs, Commercial Appraiser Supervisor
Ms. Barbara Custis, Residential Appraiser Supervisor
Ms. Sara Maynard, Assistant County Attorney
Mr. Brian Steele, Corresponding Secretary
Ms. Gia Short-Smith, Recording Secretary

The Chairman, Mr. John Jay Schwartz, called the meeting to order at 8:30 a.m.

Approval of May 20, 2026 minutes:

Mr. Schwartz asked if there were any changes to the minutes of the Board meeting on May 20, 2026. Hearing none, on a motion made by Mr. Schwartz and seconded by Mr. Marshall, the May 20, 2026 regular meeting minutes were approved, with Ms. Martin and Mr. Marchetti also voting "aye."

Update from Jason Hughes:

Mr. Hughes informed the Board that Pierce Faulcon, the office's intern, has returned. There are currently two Senior Appraiser vacancies that are posted online. A lot of the appraisers are taking classes this summer and gearing up to begin the 2027 reassessment.

Non-contested cases heard:

Each of the following non-contested cases listed in the attached agenda were considered by the Board:

- 1) 7301 Somoa Dr - Tyger Matthew S & Kelley S
- 2) 2321 Farrand Dr - Butler Leah V
- 3) 9 S Confederate Ave - Bell Mildred E Estate

- 4) 2903 Lincoln Ave - Soroka Mary & Nicholas
- 5) 6400 W Broad St - CMP I Richmond Owner LLC
- 6) 2121 Dickens Rd - Grand Prix Richmond LLC
- 7) 10174 Greenwood Rd - Realty Operations LLC
- 8) 209 Dryden Ln - Buniva Nathan & Sylvia
- 9) 409 Lakewood Dr - Frye Judson M
- 10) 5140 Dorin Hill Ct - Kim Timothy & Yuni Moon-Kim
- 11) 7200 Glen Forest Dr - Glen Forest Office LLC
- 12) 7916 Shadowberry Ct - Wright Willie J & Virga M
- 13) 5433 Bennett Ln - Lodha Tanmay & Sheetal

Mr. Marchetti moved to approve the above listed 13 non-contested cases presented by the County in the attached agenda and considered by the Board. Mr. Marshall seconded the motion. The motion was unanimously approved.

Employee introductions:

Assistant County Attorney Sara Maynard introduced summer interns from her office. Deputy Director of Finance Matt Chafin introduced the new Deputy Director of Finance Erin Kelley.

Contested cases heard:

Each of the following contested cases listed in the attached agenda were considered by the Board:

- 1) 9900 Independence Park Dr - WFDF Med I 9900 Richmond Owner LLC
- 2) 11551 Nuckols Rd - Westdale West Shore LP
- 3) 301 Concourse Blvd - Westdale West Shore LP
- 4) 100 Concourse Blvd - Westdale West Shore LP
- 5) 100 Eastshore Dr - Westdale East Shore LP
- 6) 10091 Jeb Stuart Pkwy - Realty Income Corp
- 7) 2901 Williamsburg Rd - East Towne Plaza Investors LLC
- 8) 4800 Cox Rd - Reva Kay Innsbrook LLC

The Board heard case 157 WFDF Med I 9900 Richmond Owner LLC, presented by Allison Hortenstine with Ernst & Young LLP, 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. Ms. Martin seconded the motion. The motion was unanimously approved.

The Board heard case 121 Westdale West Shore LP, presented by Maddison Oles with KE Andrews, 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. Ms. Martin seconded the motion. The motion was unanimously approved.

The Board heard case 125 Westdale West Shore LP, presented by Maddison Oles with KE Andrews, 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 motion was unanimously approved.

Case 122 for Westdale West Shore LP, was not contested by the property owner. Mr. Marshall moved to accept the County's recommendation. Mr. Marchetti seconded the motion. The motion was unanimously approved.

Case 123 for Westdale East Shore LP, was not contested by the property owner. Mr. Marshall moved to accept the County's recommendation. Mr. Marchetti seconded the motion. The motion was unanimously approved.

Case 126 for Realty Income Corp, was not contested by the property owner. Mr. Marshall moved to accept the County's recommendation. Mr. Marchetti seconded the motion. The motion was unanimously approved.

The Board heard case 184 East Towne Plaza Investors LLC, presented by Wayne Tannenbaum with Pivotal Tax Solutions, who stated the improvement assessment was not at market value. Ms. Carter-Tubbs presented the case for the County. Mr. Marchetti motioned to make the total assessment \$4,458,000. Mr. Marshall seconded the motion. The motion was unanimously approved.

The Board heard case 173 Reva Kay Innsbrook LLC, presented by Wayne Tannenbaum with Pivotal Tax Solutions, 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. Ms. Martin seconded the motion. The motion was unanimously approved.

Upcoming meetings:

The next meeting is scheduled for Wednesday, June 17, 2026.

There being no further business, the meeting was adjourned at 9:52 a.m.

Norma Harris, Secretary

