

**HENRICO COUNTY
NOTICE OF MEETING
BOARD OF REAL ESTATE REVIEW AND EQUALIZATION**

Please take notice that a regular meeting of the Board of Real Estate Review and Equalization will be held on Wednesday, August 19, 2026, at 8:30 a.m. in the Board Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

The matters to be reviewed by the Board at this time are:

- Call to Order
- Authorization of Electronic Participation
- Prior Minutes Approval
- Real Estate Assessment Director Update
- Board Holds Hearings on Scheduled Appeals

Gia Short-Smith

Gia Short-Smith
Recording Secretary,
Henrico County Board of Real Estate Review and Equalization

8:45 AM - Case#:B-116-2026

Name: CAPITAL REALTY LLC		Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 4467 S LABURNUM AVE		Assessment	Assessment	Assessment
Parcel # 815-717-1615	VID: 96128	\$1,537,500	\$1,537,500	\$1,537,500
District: VARINA	Appr: MORRIS	\$1,389,200	\$1,395,100	\$1,395,100
Legal: S LABURNUM AVE		\$2,926,700	\$2,932,600	\$2,932,600
CDA AC 1.6807				
11 A1				

9:00 AM - Case#:B-144-2026

Name: WB APT LAND LC		Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 5200 AVIA WAY		Assessment	Assessment	Assessment
Parcel # 731-766-4295	VID: 131698	\$7,680,000	\$7,680,000	\$7,680,000
District: THRE//VD BE	Appr: MITCHELL	\$83,927,500	\$85,741,700	\$85,741,700
Legal: WEST BROAD ST		\$91,607,500	\$93,421,700	\$93,421,700
AC 20.534 PAR 4				

9:15 AM - Case#:B-201-2026

Name: BROOK RD HOSPITALITY LLC		Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 9701 BROOK RD		Assessment	Assessment	Assessment
Parcel # 784-767-0407	VID: 72170	\$1,240,300	\$1,240,300	\$1,240,300
District: FAIRFIELD	Appr: KIRBY	\$7,467,400	\$7,948,800	\$7,948,800
Legal: WASHINGTON		\$8,707,700	\$9,189,100	\$9,189,100
HIGHWAY				
AC 2.6055				
103 A1 113				

9:30 AM - Case#:B-36-2026**Name: TARGET CORPORATION**

Address of Property: 4521 S LABURNUM AVE

Parcel # 814-718-2788 VID: 95371

District: VARINA Appr: MORRIS

Legal: S LABURNUM AVE
CDA AC 12.845**Jan. 1, 2025****Assessment**

\$3,636,900

\$10,827,600

\$14,464,500

Jan. 1, 2026**Assessment**

\$3,636,900

\$10,957,300

\$14,594,200

Recommended**Assessment**

\$3,636,900

\$10,957,300

\$14,594,200

9:45 AM - Case#:B-85-2026**Name: MDC COASTAL 20 LLC**

Address of Property: 5500 LAKESIDE AVE

Parcel # 781-745-8920 VID: 68817

District: FAIRFIELD Appr: ZHANG

Legal: BRYAN PARK
HEIGHTS SC C
LT 1THRU4 PT7-8 & ETC
97 B2 104**Jan. 1, 2025****Assessment**

\$327,700

\$2,737,300

\$3,065,000

Jan. 1, 2026**Assessment**

\$327,700

\$2,737,300

\$3,065,000

Recommended**Assessment**

\$327,700

\$2,737,300

\$3,065,000

10:00 AM - Case#:B-200-2026**Name: ME NUCKOLS LLC**

Address of Property: 12159 W BROAD ST

Parcel # 732-764-6651 VID: 174561

District: THREE CHOPT Appr: WILSON

Legal: W BROAD ST
AC 10.928**Jan. 1, 2025****Assessment**

\$

\$

\$

Jan. 1, 2026**Assessment**

\$1,280,600

\$0

\$1,280,600

Recommended**Assessment**

\$1,280,600

\$0

\$1,280,600

NOT CONTESTED - Case#:B-24-2026**Name: ROBINSON JANET**

Address of Property: 1608 EAGLES ROOST CT

Parcel # 810-734-0341 VID: 93031

District: FAIRFIELD Appr: STONE

Legal: CLARENDON
WOODS SC 2
BL A LT 82**Jan. 1, 2025****Assessment**

\$54,000

\$317,900

\$371,900

Jan. 1, 2026**Assessment**

\$58,500

\$317,900

\$376,400

Recommended**Assessment**

\$58,500

\$296,000

\$354,500

NOT CONTESTED - Case#:B-56-2026

Name: HARBOR VILLAGE LP		Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 2334 HARPOON CT		Assessment	Assessment	Assessment
Parcel # 756-754-8979	VID: 35587	\$5,832,000	\$5,832,000	\$5,832,000
District: THREE CHOPT	Appr: MITCHELL	\$48,361,000	\$53,281,000	\$53,281,000
Legal: SL TUCKERNUCK DR AC 23.106 86 B2 106		\$54,193,000	\$59,113,000	\$59,113,000

NOT CONTESTED - Case#:B-63-2026

Name: YANCHISIN MICHAEL		Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 2119 BREMO RD		Assessment	Assessment	Assessment
Parcel # 771-740-6580	VID: 56743	\$60,000	\$65,000	\$65,000
District: BROOKLAND	Appr: PLETZ	\$144,100	\$149,300	\$149,300
Legal: WESTMONT BL A LT 13 & PT VAC ALLEY 94 B2 14		\$204,100	\$214,300	\$214,300

NOT CONTESTED - Case#:B-101-2026

Name: CS1031 TRAILS AT SHORT PUMP APTS DST		Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 3900 ACADIA LN		Assessment	Assessment	Assessment
Parcel # 745-759-3247	VID: 20707	\$8,400,000	\$8,400,000	\$8,400,000
District: THREE CHOPT	Appr: MITCHELL	\$57,938,800	\$59,171,800	\$59,171,800
Legal: THREE CHOPT RD AC 32.241 78 A1 12		\$66,338,800	\$67,571,800	\$67,571,800

NOT CONTESTED - Case#:B-102-2026**Name: CS1031 TAPESTRY WEST APARTMENTS DST**

Address of Property: 2031 MAYWILL ST

Parcel # 775-737-9442 VID: 152890

District: BROOKLAND Appr: MITCHELL

Legal: MAYWILL ST
AC 2.108 PAR A**Jan. 1, 2025****Assessment**

\$4,716,000

\$66,224,700

\$70,940,700

Jan. 1, 2026**Assessment**

\$4,716,000

\$64,461,800

\$69,177,800

Recommended**Assessment**

\$4,716,000

\$55,319,800

\$60,035,800

NOT CONTESTED - Case#:B-105-2026**Name: CS1031 FLATS AT WEST BROAD VLG APTS DST**

Address of Property: 3930 WILD GOOSE LN

Parcel # 742-760-4589.003 VID: 124476

District: THREE CHOPT Appr: MITCHELL

Legal: WILD GOOSE LANE
CONDOMINIUM
RESIDENTIAL 418,719 SF**Jan. 1, 2025****Assessment**

\$7,785,800

\$74,039,300

\$81,825,100

Jan. 1, 2026**Assessment**

\$7,785,800

\$76,372,800

\$84,158,600

Recommended**Assessment**

\$7,785,800

\$74,560,700

\$82,346,500

NOT CONTESTED - Case#:B-106-2026**Name: BICKERSTAFF CROSSING VA LLC**

Address of Property: 1401 BICKERSTAFF RD

Parcel # 804-708-1236 VID: 85342

District: VARINA Appr: MITCHELL

Legal: SL BICKERSTAFF
ROAD
AC 4.7307 10 B1 4**Jan. 1, 2025****Assessment**

\$360,000

\$6,432,200

\$6,792,200

Jan. 1, 2026**Assessment**

\$360,000

\$6,538,900

\$6,898,900

Recommended**Assessment**

\$360,000

\$4,882,400

\$5,242,400

NOT CONTESTED - Case#:B-108-2026**Name: GSI RICHMOND BISHOP OWNER LLC**

Address of Property: 1906 BISHOP RD

Parcel # 774-737-3355 VID: 60586

District: BROOKLAND Appr: MORRIS

Legal: BROADLY
SC 1 BL B LT 4&10-11
PT 6-7-8-9 96 B1 19**Jan. 1, 2025****Assessment**

\$421,200

\$5,874,900

\$6,296,100

Jan. 1, 2026**Assessment**

\$421,200

\$7,673,800

\$8,095,000

Recommended**Assessment**

\$421,200

\$6,774,300

\$7,195,500

NOT CONTESTED - Case#:B-117-2026

Name: 4715 NINE MILE ROAD LLC	Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 4715 NINE MILE RD	Assessment	Assessment	Assessment
Parcel # 810-723-3605 VID: 92755	\$1,101,400	\$1,101,400	\$1,101,400
District: VARINA Appr: WILSON	\$1,446,500	\$1,461,100	\$1,461,100
Legal: HECHLER VILLAGE SC 1 AC 9.735 PAR B 8 B2 32	\$2,547,900	\$2,562,500	\$2,562,500

NOT CONTESTED - Case#:B-145-2026

Name: TOWNE CENTER WEST SHOPPES	Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 201 TOWNE CENTER WEST BLVD	Assessment	Assessment	Assessment
Parcel # 735-764-7376 VID: 6343	\$1,955,100	\$1,955,100	\$1,955,100
District: THREE CHOPT Appr: WILSON	\$2,335,900	\$2,489,200	\$2,242,300
Legal: TOWNE CENTER WEST BLVD AC 2.992 PAR J	\$4,291,000	\$4,444,300	\$4,197,400

NOT CONTESTED - Case#:B-146-2026

Name: TOWNE CENTER WEST SHOPPES LLC	Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 12020 W BROAD ST	Assessment	Assessment	Assessment
Parcel # 734-764-9340 VID: 5065	\$2,560,700	\$2,560,700	\$2,560,700
District: THREE CHOPT Appr: WILSON	\$1,419,300	\$1,536,400	\$1,308,800
Legal: TOWNE CENTER WEST BLVD AC 3.015 PAR B-3 A	\$3,980,000	\$4,097,100	\$3,869,500

NOT CONTESTED - Case#:B-147-2026

Name: TOWNE CENTER WEST SHOPPES	Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 200 TOWNE CENTER WEST BLVD	Assessment	Assessment	Assessment
Parcel # 735-764-7344 VID: 6342	\$1,606,700	\$1,606,700	\$1,606,700
District: THREE CHOPT Appr: WILSON	\$1,608,400	\$1,718,000	\$1,498,800
Legal: TOWNE CENTER WEST BLVD AC 2.459 PAR H	\$3,215,100	\$3,324,700	\$3,105,500

NOT CONTESTED - Case#:B-174-2026

Name: HAG RE CDT LLC		Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 12050 W BROAD ST		Assessment	Assessment	Assessment
Parcel # 734-764-5375	VID: 5062	\$5,533,400	\$5,533,400	\$5,533,400
District: THREE CHOPT	Appr: KIRBY	\$13,883,100	\$13,267,700	\$13,049,300
Legal: THREE CHOPT RD AC 9.194	72 B1 43	\$19,416,500	\$18,801,100	\$18,582,700

NOT CONTESTED - Case#:B-185-2026

Name: STAPLES MILL SQUARE OWNER LLC		Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 9041 STAPLES MILL RD		Assessment	Assessment	Assessment
Parcel # 768-758-7024	VID: 52901	\$3,960,600	\$3,960,600	\$3,960,600
District: BROOKLAND	Appr: WILSON	\$7,798,100	\$8,602,900	\$5,769,400
Legal: HUNGARY SPRINGS RD AC 15.154	92 A2 46	\$11,758,700	\$12,563,500	\$9,730,000

NOT CONTESTED - Case#:B-188-2026

Name: SVC ABS LLC		Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 7912 W BROAD ST		Assessment	Assessment	Assessment
Parcel # 764-752-4724	VID: 47826	\$1,015,300	\$1,015,300	\$1,015,300
District: BROOKLAND	Appr: KIRBY	\$726,800	\$733,600	\$733,600
Legal: WOODLAWN FARMS BL B LT 1 & 2 93 A1 37		\$1,742,100	\$1,748,900	\$1,748,900

NOT CONTESTED - Case#:B-189-2026

Name: RMS AIRPORT HOTEL LLC		Jan. 1, 2025	Jan. 1, 2026	Recommended
Address of Property: 4700 S LABURNUM AVE		Assessment	Assessment	Assessment
Parcel # 815-716-2042	VID: 96123	\$1,527,700	\$1,527,700	\$1,527,700
District: VARINA	Appr: KIRBY	\$5,331,700	\$5,849,500	\$5,849,500
Legal: COMMONWEALTH SQUARE BL A AC 4.377 PT PAR A 11 B1 37		\$6,859,400	\$7,377,200	\$7,377,200

NOT CONTESTED - Case#:B-190-2026**Name: RIVER CITY HOTELS LLC**

Address of Property: 5704 WILLIAMSBURG RD

Parcel # 821-715-4511 VID: 100500

District: VARINA Appr: KIRBY

Legal: N S
WILLIAMSBURG RD
AC 3.496 11 B2 12**Jan. 1, 2025****Jan. 1, 2026****Recommended****Assessment****Assessment****Assessment**

\$1,233,500

\$1,233,500

\$1,233,500

\$2,628,300

\$1,353,400

\$1,353,400

\$3,861,800

\$2,586,900

\$2,586,900

NOT CONTESTED - Case#:B-192-2026**Name: MYRTETUS E DUFFY & C D**

Address of Property: 7607 CORNWALL RD

Parcel # 761-738-0678 VID: 42686

District: TUCKAHOE Appr: BABER

Legal: WESTHAM
BL X LT 2

83 A2 1

Jan. 1, 2025**Jan. 1, 2026****Recommended****Assessment****Assessment****Assessment**

\$180,000

\$207,000

\$207,000

\$649,600

\$698,100

\$604,400

\$829,600

\$905,100

\$811,400