

Board Members:

Billie Glass (Chairperson)

Misty Pippin (Secretary)

Rosalyn Wiggins

Kathy Heimbuch

Assessor's Office

Jason Cowan, Interim Assessor

Terry Born, Assessor

Vickie Akremi, Appraiser

Diana Samsal, Contract Appraiser

Minutes of Meeting

Wednesday August 16, 2023

6:00-8:30 pm

Hopewell Fire Station One

200 Hopewell ST, Hopewell, VA 23860

Call to order 5:55 PM

Roll call: Billie Glass, Rosalyn Wiggins and Kathy Heimbuch

New Business

102-0005, 102-0010 & 103-0030

Farmingdale

Townhouses

BJ Patton the managing member of Farmingdale Townhouses. She provided copies of the previous assessment and current assessment. She broke down all of the values per building and per unit and provided comparable property in Hopewell. Mr. Cowan did not use any of these he used some in Chesterfield and larger complexes elsewhere. Price per unit is much lower than these. He used a 5% cap rate which she feels is not accurate and this time. She also provided market rent growth and stated that rents dropped in 2022. She ask the board to evaluate the information she provided.

Mr. Cowan stated that he was going to discuss rents and ask if she wanted it in closed session, she did not. The complex is very well maintained. Some units are renovated. The best way to value is the income approach and the sales are secondary. After the informal appeal it was lowered based on that he used the high end of the scale. The property income is around \$1,000,000 a year. Some items cannot be used on the income and expense statement to determine value, including mortgage and capital expense, which were used in the owner's information. He then showed statements from sales he had of multifamily

properties which provided cap rates for those properties sold and were in line with his rate. The property has had no significant increase in many years.

17 Parcels

James Jones

903 CITY POINT RD	0300265	HBS ASSOCIATES L.L.C.
CITY POINT RD	0300260	HBS ASSOCIATES L.L.C.
DOLIN	0300345	HBS ASSOCIATES L.L.C.
829 CITY POINT RD	0300325	HBS ASSOCIATES LLC
915 CITY POINT RD	0300275	HBS ASSOCIATES, L.L.C.
919 CITY POINT RD	0300280	HBS ASSOCIATES, L.L.C.
903 CITY POINT RD	0300290	HBS ASSOCIATES, L.L.C.
903 CITY POINT RD	0300311	HBS ASSOCIATES, L.L.C.
1501 CITY POINT RD	0300082	JONES JAMES R AND TERESA F
3514 OAKLAWN BLVD	0891280	JONES JAMES R
3208 WESTERN	0500066	JONES JAMES R OR TERESA F
3206 WESTERN	0500064	JONES JAMES R OR TERESA F
3210 WESTERN	0500067	JONES JAMES R OR TERESA F
701 BLACKSTONE	0500068	JONES JAMES R OR TERESA F
705 BLACKSTONE	0500069	JONES JAMES R OR TERESA F

0670105 no Formal Appeal application on file.

Mr. Jones stated that his duplexes are all the same. Values are based on the rent rolls and cap rates. They pay for all repairs and lawn maintenance and keeps up all of the properties. He feels that he can't sell the properties for the assessment.

1126 Salem Ave 067-0105 is not in a very good neighborhood. These are all easy to rent but not easy to collect the rent.

Mr. Cowan stated that there have been no significant increases in a decade. There are plenty of sales to support the value. Also we collect rent from other properties and tenants and use a gross rent multiplier to determine value. These should rent for \$800-\$875.

The board having no questions moved on to industrial.

0300325, 0300275, 0300290, 0300311, 030265, 0300260, 0300345

The surrounding properties are in bad shape, this is a wooden building that has facade on it. There are 15 vacancy properties in the immediate area. High crime rates leads to higher vacancies. It makes it difficult to get any renters that will pay the rent. There is no market for this type of property. There is limited parking and you cannot get a large truck on the property.

Mr. Cowan provided some similar properties in other areas. Most are over \$100/SF but most are not in this area. Williamsburg, Smithfield, Chesapeake are a different market area and they can easily accept a large truck. This property is roughly 30% less than these.

The board having no questions moved on to the remaining properties.

0500068, 0500069, 0500066, 0500064, 050067, (0670105 no package or application)

This has been set up for individual storage areas. They are about 50% occupancy and difficult to find renters.

Jason stated that these are assessed at \$51/SF. These are small space users and are on the low end of value. These are valued at 1/3 of the value of the comps from across the state. And he recommended no change.

0300280

This is office space with 3 apartments above. He installed an elevator for the apartments. He can't get tenants for the office space. Residential tenants don't go out at night due to crime in the area. Rents are \$700-800 a month for the apartments.

Mr. Cowan stated this property is assessed at \$77/SF. And has a 15% reduction on it. He provided some comparable properties in Hopewell, Chester and surrounding areas all which have much higher rents.

0300275

There is no upstairs in the building it is office space downstairs. It is all open with no second floor in the front. The rear is rented as storage for the flooring company.

Jason is going to put it back to the original value because it was raised during the informal hearing because he thought there was an upstairs \$ 210,200

0300265

This is the food pantry. The value was lowered during informal hearings. The food pantry pays the taxes and they requested the decrease. It has been completely refurbished. It is assessed at \$93/sf Mr. Jones was okay with this value.

0891280

This property is a strip mall and it stays pretty fully occupied. The annual income is \$193,500 for this property and the health department complex. This building is 40+ years old. They only get around 10/sf. The rents have not gone up in that area.

Jason provided some comps of Domino's pizza which sold for \$75/sf in Hopewell and one in Petersburg for that value. Another comp was \$125/sf in Hopewell. He had 8 sales between \$106/SF - \$125/SF. Some in surrounding areas of Chester, Richmond & in the Western part of the state. This property was lowered during the informal appeals.

0300082

This building is 15 years old and is rented to the health department. With an accountant office also in the building for \$1050 a month. He renovated for the health dept. and the rate was high for 5 years then dropped down to \$4,981 a month. This is a contract that he had to bid on.

This was lowered during the informal hearings. This is assessed at \$141/SF. His comps were one in Lancaster renting for 213/SF it is way out in the country. Colonial Heights one for \$ 239/SF one in Chester \$149/SF. There were no sales in Hopewell.

The board had no additional questions

Billie Glass made a motion for no change on parcels 102-0005, 102-0010 & 103-0030 Farmingdale Townhouses for no change. It was seconded by Rosalyn Wiggins. Motion was carried.

Billie Glass made a motion for no change on parcels 0500068, 0500069, 0500066, 0500064, 050067, (0670105 no package or application) Seconded by Kathy Heimbush. Motion passed.

Billie Glass made a motion for no change on parcels 0300325, 0300345, 030260, Rosalyn Wiggins second, Motion passed.

Billie Glass made a motion to change parcel 0300275 back to \$210,200. Seconded by Rosalyn Wiggins. Motion passed.

Billie Glass made a motion for no change on parcels 0300265, 030311, 0300280, 0300290, 0891280 & 0300082

Billie Glass made a motion for no change on parcels 2851303. Rosalyn Wiggins second, Motion carried. These owners gave a verbal consent but never came in to sign the paperwork.

Old Business

**060-0015 406 Woodland Rd David & Suzanne
Fratarcangelo**

The board was presented with information on the value if grade, condition and or functional obs. And effective year were changed, they came to the conclusion that the condition should be changed based on the photos submitted.

Billie Glass made a motion to change on parcels 060-0015 to fair condition \$381,000. Rosalyn Wiggins second. Motion carried.

092-0395 2906 Belmont Rhonda Ford

Rosalyn Wiggins made a motion accept the adjusted value on parcel 092-0395 \$231,200. Rosalyn Wiggins second, Motion carried.

Meeting Adjourned 8:15 PM

Minutes approved by:

Billie Glass, Chairperson Billie S Glass Date 8/30/2023

Misty Pippins, Secretary Misty Pippin Date 8/30/2023