



**BOARD OF REVIEW OF REAL ESTATE ASSESSMENTS
CITY OF HAMPTON, VIRGINIA**

CHAIRMAN: David Richards
VICE-CHAIRMAN: Asa Jenrette Jr.
SECRETARY: Julianne Cyr
MEMBERS: George C. Moore Sr., Carl Burt

HEARING MEETING MINUTES

June 9, 2021 8:30 AM - Veterans Conference Room Ruppert Leon Sargent Building

I. Call to Order

The meeting was called to order by David Richards.

II. Roll Call

Present: David Richards, Julianne Cyr, Asa Jenrette Jr., George C. Moore Sr., Carl Burt

III. Reading of Minutes of Preceding Meeting

The June 7, 2021 meeting's minutes were approved.

IV. Unfinished Business

V. Appeal Hearings

1 Case: FY2022 - 13000788 **Owner:** PENINSULA HOSPITALITY LLC C/O LANDMARK HOTEL GROUP
PIN: 13000788 **Address:** 1813 W MERCURY BLVD

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,402,700	\$1,402,700	\$1,402,700	\$1,402,700	\$0
Improvement(s)	\$4,985,800	\$4,985,800	\$4,985,800	\$4,985,800	\$0
Total	\$6,388,500	\$6,388,500	\$6,388,500	\$6,388,500	\$0

The agent spoke before the Board. The appeal was made on the basis of Fair Market Value and Incomplete or Incorrect Data. A report for the Office of the Assessor of Real Estate was presented by Eric Sullivan. The Board went into closed session for discussion.

Board Vote: The motion was made by Carl Burt and seconded by George C. Moore Sr. to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

Carl Burt Yea Julianne Cyr Yea
George C. Moore Sr. Yea
Asa Jenrette Jr. Yea

Other Notes: Chairman, David Richards, recused himself from appeal. Rob Burns, agent, participated electronically via Zoom.

2 Case: FY2022 - 13004566 Owner: HAMPTON LODGING PARTNERS LLC C/O LANDMARK HOTEL GROUP

PIN: 13004566

Address: 1905 COLISEUM DR

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,374,200	\$1,374,200	\$1,374,200	\$1,374,200	\$0
Improvement(s)	\$9,935,800	\$9,935,800	\$9,935,800	\$9,935,800	\$0
Total	\$11,310,000	\$11,310,000	\$11,310,000	\$11,310,000	\$0

The agent spoke before the Board. The appeal was made on the basis of Equalization and Incomplete or Incorrect Data. A report for the Office of the Assessor of Real Estate was presented by Eric Sullivan. The Board went into closed session for discussion.

Board Vote: The motion was made by Asa Jenrette Jr. and seconded by George C. Moore Sr. to affirm the current assessment based on equalization. After discussion the Board of Review voted:

Asa Jenrette Jr.	Yea	Julianne Cyr	Yea
George C. Moore Sr.	Nay	Carl Burt	Yea
David Richards	Yea		

Other Notes: Rob Burns, agent, participated electronically via Zoom.

3 Case: FY2022 - 13004897 Owner: PENINSULA PLAZA PARTNERS LLC

PIN: 13004897

Address: 1815 W MERCURY BLVD

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$0
Improvement(s)	\$0	\$0	\$0	\$0	\$0
Total	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$0

The agent spoke before the Board. The appeal was made on the basis of Equalization. A report for the Office of the Assessor of Real Estate was presented by Eric Sullivan.

Board Vote: The motion was made by Julianne Cyr and seconded by George C. Moore Sr. to affirm the current assessment based on equalization. After discussion the Board of Review voted:

Julianne Cyr	Yea	Asa Jenrette Jr.	Yea
George C. Moore Sr.	Yea	Carl Burt	Yea
David Richards	Yea		

Other Notes: Rob Burns, agent, participated electronically via Zoom.

4 Case: FY2022 - 7001268 Owner: PENINSULA OFFICE PARTNERS LLC

PIN: 7001268

Address: 1919 COMMERCE DR

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,045,400	\$1,045,400	\$1,045,400	\$1,045,400	\$0
Improvement(s)	\$5,531,000	\$5,531,000	\$5,531,000	\$5,531,000	\$0
Total	\$6,576,400	\$6,576,400	\$6,576,400	\$6,576,400	\$0

The agent spoke before the Board. The appeal was made on the basis of Fair Market Value and Incomplete or Incorrect Data. A report for the Office of the Assessor of Real Estate was presented by Heather Shipe. The Board went into closed session for discussion.

Board Vote: The motion was made by Asa Jenrette Jr. and seconded by Carl Burt to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

Asa Jenrette Jr.	Yea	Julianne Cyr	Yea
Carl Burt	Yea	George C. Moore Sr.	Yea
David Richards	Yea		

Other Notes: Rob Burns, agent, participated electronically via Zoom.

5 Case: FY2022 - 13004430 **Owner:** ELLIPSE HAMPTON LLC
PIN: 13004430 **Address:** 2001 COMMERCE DR

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$7,175,000	\$7,175,000	\$7,175,000	\$7,175,000	\$0
Improvement(s)	\$0	\$0	\$0	\$0	\$0
Total	\$7,175,000	\$7,175,000	\$7,175,000	\$7,175,000	\$0

The agent spoke before the Board. The appeal was made on the basis of Equalization. A report for the Office of the Assessor of Real Estate was presented by Trudy Clatterbaugh.

Board Vote: The motion was made by George C. Moore Sr. and seconded by Julianne Cyr to affirm the current assessment based on equalization. After discussion the Board of Review voted:

George C. Moore Sr.	Yea	Asa Jenrette Jr.	Yea
Julianne Cyr	Yea	Carl Burt	Yea
David Richards	Yea		

Other Notes: Rob Burns, agent, participated electronically via Zoom.

6 Case: FY2022 - 7001265 **Owner:** COLISEUM HOSPITALITY LLC
PIN: 7001265 **Address:** 1917 COLISEUM DR

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,620,400	\$1,620,400	\$1,620,400	\$1,620,400	\$0
Improvement(s)	\$5,569,600	\$5,569,600	\$5,057,500	\$5,057,500	(\$512,100) -9%
Total	\$7,190,000	\$7,190,000	\$6,677,900	\$6,677,900	(\$512,100) -7%

The agent spoke before the Board. The appeal was made on the basis of Equalization and Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Eric Sullivan. The Board went into closed session for discussion.

Board Vote: The motion was made by Carl Burt and seconded by Asa Jenrette Jr. to adjust the current assessment based on fair market value. After discussion the Board of Review voted:

Carl Burt	Yea	Julianne Cyr	Yea
Asa Jenrette Jr.	Yea	George C. Moore Sr.	Yea
David Richards	Yea		

Other Notes: Adjusted to Assessor's recommended value.

7 Case: FY2022 - 4002375 **Owner:** LIDL US OPERATIONS LLC
PIN: 4002375 **Address:** 2000 W MERCURY BLVD

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$3,338,400	NA	\$3,338,400	\$3,338,400	\$0
Improvement(s)	\$5,415,400	NA	\$4,443,100	\$3,470,100	(\$1,945,300) -36%
Total	\$8,753,800	NA	\$7,781,500	\$6,808,500	(\$1,945,300) -22%

The owner spoke before the Board. The appeal was made on the basis of Equalization and Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Eric Sullivan. The Board went into closed session for discussion.

Board Vote: The motion was made by George C. Moore Sr. and seconded by Asa Jenrette Jr. to adjust the current assessment based on fair market value. After discussion the Board of Review voted:

George C. Moore Sr.	Yea	Julianne Cyr	Yea
Asa Jenrette Jr.	Yea	Carl Burt	Yea
David Richards	Yea		

8 Case: FY2022 - 13004397 **Owner:** WAL-MART REAL ESTATE BUSINESS TRUST C/O PROPERTY TAX DEPT MS 0555

PIN: 13004397 **Address:** 1900 CUNNINGHAM DR

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$8,373,500	\$8,373,500	\$8,373,500	\$8,373,500	\$0
Improvement(s)	\$11,607,200	\$11,607,200	\$11,607,200	\$11,607,200	\$0
Total	\$19,980,700	\$19,980,700	\$19,980,700	\$19,980,700	\$0

The agent spoke before the Board. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Eric Sullivan. The Board went into closed session for discussion.

Board Vote: The motion was made by Julianne Cyr and seconded by George C. Moore Sr. to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

Julianne Cyr	Yea	Asa Jenrette Jr.	Yea
George C. Moore Sr.	Yea	Carl Burt	Yea
David Richards	Yea		

Other Notes: Daniel Grubb, agent, participated electronically via Zoom.

9 Case: FY2022 - 7001213 **Owner:** 1916 COLISEUM DR ASSOCIATES LLC

PIN: 7001213 **Address:** 1916 COLISEUM DR

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$479,900	\$479,900	\$479,900	\$479,900	\$0
Improvement(s)	\$2,757,800	\$2,757,800	\$2,757,800	\$2,757,800	\$0
Total	\$3,237,700	\$3,237,700	\$3,237,700	\$3,237,700	\$0

The owner or agent did not make a presentation. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Eric Sullivan. The Board went into closed session for discussion.

Board Vote: The motion was made by Julianne Cyr and seconded by Carl Burt to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

Julianne Cyr	Yea	George C. Moore Sr.	Yea
Carl Burt	Yea	Asa Jenrette Jr.	Yea
David Richards	Yea		

10 Case: FY2022 - 4004600 **Owner:** MEGAPLEX NINE INC ATTN LEASE ADMIN/AMC 24

PIN: 4004600 **Address:** 1 TOWNE CENTRE WAY

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$8,535,100	\$8,535,100	\$8,535,100	\$8,535,100	\$0
Improvement(s)	\$9,280,800	\$9,280,800	\$9,280,800	\$9,280,800	\$0
Total	\$17,815,900	\$17,815,900	\$17,815,900	\$17,815,900	\$0

The agent spoke before the Board. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Eric Sullivan. The Board went into closed session for discussion.

Board Vote: The motion was made by George C. Moore Sr. and seconded by Carl Burt to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

George C. Moore Sr.	Yea	Julianne Cyr	Yea
Carl Burt	Yea	Asa Jenrette Jr.	Yea
David Richards	Yea		

Other Notes: Bruce Stavitsky, agent, participated by electronic video via Zoom.

11 Case: FY2022 - 13001189 **Owner:** PARADISE II LLC T/A HAMPTON INN-HAMPTON
PIN: 13001189 **Address:** 3101 COLISEUM DR

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,425,600	\$1,425,600	\$1,425,600	\$1,425,600	\$0
Improvement(s)	\$5,842,600	\$5,842,600	\$5,842,600	\$5,842,600	\$0
Total	\$7,268,200	\$7,268,200	\$7,268,200	\$7,268,200	\$0

The owner or agent did not make a presentation. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Eric Sullivan. The Board went into closed session for discussion.

Board Vote: The motion was made by Julianne Cyr and seconded by Carl Burt to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

Julianne Cyr	Yea	Asa Jenrette Jr.	Yea
Carl Burt	Yea	George C. Moore Sr.	Yea
David Richards	Yea		

12 Case: FY2022 - 13001521 **Owner:** MCRT2 HAMPTON 1 LLC
PIN: 13001521 **Address:** 1999 POWER PLANT PKWY

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,503,100	\$1,503,100	\$1,503,100	\$1,503,100	\$0
Improvement(s)	\$9,599,800	\$9,599,800	\$9,599,800	\$9,599,800	\$0
Total	\$11,102,900	\$11,102,900	\$11,102,900	\$11,102,900	\$0

The owner or agent did not make a presentation. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Eric Sullivan. The Board went into closed session for discussion.

Board Vote: The motion was made by Carl Burt and seconded by George C. Moore Sr. to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

Carl Burt	Yea	Julianne Cyr	Yea
George C. Moore Sr.	Yea	Asa Jenrette Jr.	Yea
David Richards	Yea		

13 Case: FY2022 - 13001522 **Owner:** MCRT2 HAMPTON 2 LLC
PIN: 13001522 **Address:** 1997 POWER PLANT PKWY

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,224,500	\$1,224,500	\$1,224,500	\$1,224,500	\$0
Improvement(s)	\$7,761,100	\$7,761,100	\$7,761,100	\$7,761,100	\$0
Total	\$8,985,600	\$8,985,600	\$8,985,600	\$8,985,600	\$0

The owner or agent did not make a presentation. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Eric Sullivan. The Board went into closed session for discussion.

Board Vote: The motion was made by Julianne Cyr and seconded by Carl Burt to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

Julianne Cyr	Yea	Asa Jenrette Jr.	Yea
Carl Burt	Yea	George C. Moore Sr.	Yea
David Richards	Yea		

14 Case: FY2022 - 7001528 **Owner:** 2030 COLISEUM LLC
PIN: 7001528 **Address:** 2030 COLISEUM DR

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,151,900	\$1,151,900	\$1,151,900	\$1,151,900	\$0
Improvement(s)	\$1,032,100	\$1,032,100	\$1,032,100	\$1,032,100	\$0
Total	\$2,184,000	\$2,184,000	\$2,184,000	\$2,184,000	\$0

The owner or agent did not make a presentation. The appeal was made on the basis of Fair Market Value. A report for the Office of the Assessor of Real Estate was presented by Eric Sullivan. The Board went into closed session for discussion.

Board Vote: The motion was made by George C. Moore Sr. and seconded by Julianne Cyr to affirm the current assessment based on fair market value. After discussion the Board of Review voted:

George C. Moore Sr.	Yea	Asa Jenrette Jr.	Yea
Julianne Cyr	Yea	Carl Burt	Yea
David Richards	Yea		

VI. New Business

The meeting was adjourned at 4:15 pm

Office of the Assessor of Real Estate
 1 Franklin Street, Suite 602 | Hampton, Virginia 23669
www.hampton.gov/assessor | P: (757) 727-8311
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