



**DRAFT**

Not Board Approved

**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.

**HEARING MEETING MINUTES**

**June 30, 2020 8:00 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.,

**III. Reading of Minutes of Preceding Meeting**

The June 26, 2020 meeting's minutes were approved.

**IV. Unfinished Business**

**V. Appeal Hearings**

**1 Case:** FY2021 - 1003118 **Owner:** SEJ ASSET MANAGEMENT & INVESTMENT CO C/O 7-ELEVEN INC  
**PIN:** 1003118 **Address:** 1769 W PEMBROKE AVE

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$110,800	\$110,800	\$110,800	\$110,800	<b>\$0</b>
Improvement(s)	\$707,200	\$707,200	\$707,200	\$707,200	<b>\$0</b>
Total	<b>\$818,000</b>	<b>\$818,000</b>	<b>\$818,000</b>	<b>\$818,000</b>	<b>\$0</b>

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 Gary James.

**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:

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

**2 Case:** FY2021 - 1003452 **Owner:** ARC SEHPNVA002 LLC C/O RYAN LLC  
**PIN:** 1003452 **Address:** 2605 KECOUGHTAN RD

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$227,700	\$227,700	\$227,700	\$227,700	<b>\$0</b>
Improvement(s)	\$747,700	\$747,700	\$747,700	\$747,700	<b>\$0</b>
Total	<b>\$975,400</b>	<b>\$975,400</b>	<b>\$975,400</b>	<b>\$975,400</b>	<b>\$0</b>

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 Gary James. 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:

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

**3 Case:** FY2021 - 1007366 **Owner:** SOUTHLAND CORPORATION THE 7-11 INC C/O TAX DEPT #22686  
**PIN:** 1007366 **Address:** 3700 KECOUGHTAN RD

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$205,800	\$205,800	\$205,800	\$205,800	<b>\$0</b>
Improvement(s)	\$738,100	\$738,100	\$738,100	\$738,100	<b>\$0</b>
Total	<b>\$943,900</b>	<b>\$943,900</b>	<b>\$943,900</b>	<b>\$943,900</b>	<b>\$0</b>

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 Gary James.

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

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

**4 Case:** FY2021 - 2001951 **Owner:** SOUTHLAND CORPORATION THE 7-11 INC C/O TAX DEPT #24089  
**PIN:** 2001951 **Address:** 110 S ARMISTEAD AVE

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$380,300	\$380,300	\$380,300	\$380,300	<b>\$0</b>
Improvement(s)	\$563,600	\$563,600	\$563,600	\$563,600	<b>\$0</b>
Total	<b>\$943,900</b>	<b>\$943,900</b>	<b>\$943,900</b>	<b>\$943,900</b>	<b>\$0</b>

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 Gary James.

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

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



**8 Case:** FY2021 - 4002332 **Owner:** SEJ ASSET MANAGEMENT & INVESTMENT CO C/O 7-ELEVEN INC  
**PIN:** 4002332 **Address:** 2610 CUNNINGHAM DR

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$309,500	\$309,500	\$309,500	\$309,500	<b>\$0</b>
Improvement(s)	\$791,700	\$791,700	\$791,700	\$791,700	<b>\$0</b>
<b>Total</b>	<b>\$1,101,200</b>	<b>\$1,101,200</b>	<b>\$1,101,200</b>	<b>\$1,101,200</b>	<b>\$0</b>

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 Gary James.

**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:

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

**9 Case:** FY2021 - 7001361 **Owner:** SEJ ASSET MANAGEMENT & INVESTMENT CO C/O 7-ELEVEN INC  
 AD VALOREM TAX DEPT  
**PIN:** 7001361 **Address:** 2195 EXECUTIVE DR

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$350,000	\$350,000	\$350,000	\$350,000	<b>\$0</b>
Improvement(s)	\$1,035,300	\$1,035,300	\$1,035,300	\$1,035,300	<b>\$0</b>
<b>Total</b>	<b>\$1,385,300</b>	<b>\$1,385,300</b>	<b>\$1,385,300</b>	<b>\$1,385,300</b>	<b>\$0</b>

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 Gary James.

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

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

**10 Case:** FY2021 - 7003015 **Owner:** SEJ ASSET MANAGEMENT & INVESTMENT CO C/O 7-ELEVEN INC  
**PIN:** 7003015 **Address:** 1620 HARDY CASH DR

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$411,300	\$411,300	\$411,300	\$411,300	<b>\$0</b>
Improvement(s)	\$742,400	\$742,400	\$742,400	\$742,400	<b>\$0</b>
<b>Total</b>	<b>\$1,153,700</b>	<b>\$1,153,700</b>	<b>\$1,153,700</b>	<b>\$1,153,700</b>	<b>\$0</b>

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 Gary James.

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

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

**11 Case:** FY2021 - 8002348 **Owner:** SEJ ASSET MANAGEMENT & INVESTMENT CO C/O 7-ELEVEN INC  
**PIN:** 8002348 **Address:** 1200 N KING ST

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$100,800	\$100,800	\$100,800	\$100,800	<b>\$0</b>
Improvement(s)	\$1,000,400	\$1,000,400	\$1,000,400	\$1,000,400	<b>\$0</b>
<b>Total</b>	<b>\$1,101,200</b>	<b>\$1,101,200</b>	<b>\$1,101,200</b>	<b>\$1,101,200</b>	<b>\$0</b>

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 Gary James.

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

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

**12 Case:** FY2021 - 11002201 **Owner:** SOUTHLAND CORPORATION THE 7-11 INC C/O TAX DEPT #10826  
**PIN:** 11002201 **Address:** 436 FOX HILL RD

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$297,600	\$297,600	\$297,600	\$297,600	<b>\$0</b>
Improvement(s)	\$558,600	\$558,600	\$558,600	\$558,600	<b>\$0</b>
<b>Total</b>	<b>\$856,200</b>	<b>\$856,200</b>	<b>\$856,200</b>	<b>\$856,200</b>	<b>\$0</b>

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 Gary James.

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

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

**13 Case:** FY2021 - 12001661 **Owner:** 7-ELEVEN INC  
**PIN:** 12001661 **Address:** 200 N MALLORY ST

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$170,100	\$170,100	\$170,100	\$170,100	<b>\$0</b>
Improvement(s)	\$616,500	\$616,500	\$616,500	\$616,500	<b>\$0</b>
<b>Total</b>	<b>\$786,600</b>	<b>\$786,600</b>	<b>\$786,600</b>	<b>\$786,600</b>	<b>\$0</b>

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 Gary James.

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

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

**14 Case:** FY2021 - 12003842 **Owner:** SOUTHLAND CORPORATION THE 7-11 INC C/O TAX DEPT #10826  
**PIN:** 12003842 **Address:** 1605 E PEMBROKE AVE

	<i>Assessment</i>	<i>Office Review</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$225,600	NA	\$225,600	\$225,600	<b>\$0</b>
Improvement(s)	\$753,400	NA	\$753,400	\$753,400	<b>\$0</b>
<b>Total</b>	<b>\$979,000</b>	<b>NA</b>	<b>\$979,000</b>	<b>\$979,000</b>	<b>\$0</b>

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 Gary James.

**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:

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

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**VI. New Business**

The meeting was adjourned at 10:05am.

**Office of the Assessor of Real Estate**  
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[www.hampton.gov/assessor](http://www.hampton.gov/assessor) | P: (757) 727-8311  
*Recipient of the Certificate of Excellence in Assessment Administration  
 from the International Association of Assessing Officer*