

INTRODUCED: October 7, 2024

AN ORDINANCE No. 2024-264

To declare a public necessity for and to authorize (i) the acquisition of the real property known as 4700 Trenton Avenue and a portion of 2001 Walmsley Boulevard and (ii) the grant and acceptance of certain easements relating to the acquisition of such real property, for the purpose of creating a City park, constructing a right-of-way for the extension of Walmsley Boulevard from Commerce Road to Richmond Highway, and developing an economic development site for commercial and civic growth with a workforce development component.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 12 2024 AT 6 P.M.

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for (i) the acquisition of the real property known as 4700 Trenton Avenue and a portion of 2001 Walmsley Boulevard to be consolidated with 4700 Trenton Avenue pursuant to a proposed boundary line adjustment, identified as Tax Parcel Nos. S009-0387/001 and S009-0310/019, respectively, in the 2024 records of the City Assessor, shown together approximately as depicted as “Parcel B Consolidated Parcel,” containing a total of approximately 95.93 acres, more or less, on the plat entitled “Operations Center Combined Parcel Exhibit, 2001 Walmsley Boulevard –

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

October 1, 2024,” prepared by Timmons Group, a copy of which is attached to and made a part of this ordinance, and (ii) the grant and acceptance of certain easements relating to the acquisition of such real property, including, without limitation, those depicted in the approximate locations on the plat entitled “Semi-Works Parcel Strategies,” prepared by Timmons Group, a copy of which is attached to and made a part of this ordinance, for the purpose of creating a City park, constructing a right-of-way for the extension of Walmsley Boulevard from Commerce Road to Richmond Highway, and developing an economic development site for commercial and civic growth with a workforce development component; and

WHEREAS, for the avoidance of doubt, pursuant to the proposed boundary line adjustment, Philip Morris USA Inc., formerly known as Philip Morris Incorporated, shall retain that certain portion of 2100 Walmsley Boulevard, identified as Tax Parcel No. S009-0310/019 in the 2024 records of the City Assessor, approximately identified as “Parcel A Proposed Parcel” on the plat entitled “Operations Center Combined Parcel Exhibit, 2001 Walmsley Boulevard – October 1, 2024,” prepared by Timmons Group, a copy of which is attached to and made a part of this ordinance, containing approximately 11.04 acres, more or less;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for (i) the acquisition of the real property known as 4700 Trenton Avenue and a portion of 2001 Walmsley Boulevard to be consolidated with 4700 Trenton Avenue pursuant to a proposed boundary line adjustment, identified as Tax Parcel Nos. S009-0387/001 and S009-0310/019, respectively, in the 2024 records of the City Assessor, which real property is shown together approximately as depicted as “Parcel B Consolidated Parcel,” containing a total of approximately 95.93 acres, more or less, on the plat entitled “Operations

Center Combined Parcel Exhibit, 2001 Walmsley Boulevard – October 1, 2024,” prepared by Timmons Group, a copy of which is attached to and made a part of this ordinance, and (ii) the grant and acceptance of certain easements relating to the acquisition of such real property, including, without limitation, those depicted in the approximate locations on the plat entitled “Semi-Works Parcel Strategies,” prepared by Timmons Group, a copy of which is attached to and made a part of this ordinance, for the purpose of creating a City park, constructing a right-of-way for the extension of Walmsley Boulevard from Commerce Road to Richmond Highway, and developing an economic development site for commercial and civic growth with a workforce development component.

§ 2. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized (i) to acquire the real property described in section 1 of this ordinance from Philip Morris USA Inc., formerly known as Philip Morris Incorporated, (ii) to grant and accept certain easements relating to the acquisition of such real property and (iii) to execute the deeds and such other documents necessary to complete the acquisition and acceptance of such real property and the grant and acceptance of such easements relating to such real property in such locations as the Chief Administrative Officer may approve, together with all appurtenances belonging thereto, and subject to all valid encumbrances thereof, provided that all such deeds and other documents have first been approved as to form by the City Attorney.

§ 3. That, for the avoidance of doubt, pursuant to the proposed boundary line adjustment, Philip Morris USA, Inc., formerly known as Philip Morris Inc., shall retain that certain portion of 2100 Walmsley Boulevard, identified as Tax Parcel No. S009-0310/019 in the 2024 records of the City Assessor, approximately identified as “Parcel A Proposed Parcel” on the plat entitled “Operations Center Combined Parcel Exhibit, 2001 Walmsley Boulevard – October 1,

2024,” prepared by Timmons Group, a copy of which is attached to and made a part of this ordinance, containing approximately 11.04 acres, more or less.

§ 4. This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

Jinidany G. Chen
CITY ATTORNEY'S OFFICE



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2024-1282

File ID: Admin-2024-1282

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department: Economic Development

Cost:

File Created: 10/03/2024

Subject: 2001 Walmsley and 4700 Trenton

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 10/07/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Altria Acquisition

Enactment Number:

Contact:

Introduction Date:

Drafter: christopher.nizamis@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/3/2024	christopher nizami - FYI	Notified - FYI	
1	2	10/3/2024	Meghan Brown	Approve	10/7/2024
1	3	10/3/2024	Sheila White	Approve	10/7/2024
1	4	10/4/2024	Sabrina Joy-Hogg	Approve	10/7/2024
1	5	10/4/2024	Sharon Ebert	Approve	10/8/2024
1	6	10/4/2024	Jeff Gray	Approve	10/8/2024
1	7	10/4/2024	Lincoln Saunders	Approve	10/8/2024
1	8	10/4/2024	Mayor Stoney	Approve	10/8/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Industrial) and the Walmsley Boulevard property is improved by a vacant office/laboratory building containing 463,786± square feet. The building has four levels, two above grade and two below grade. The property is within Council District #8.

The acquisition land parcel area at 2001 Walmsley Boulevard is 37.758± acres /Parcel ID# S0090310019 (total parcel is 48.798± acres, however, the offering excludes the Semi-Works property @ 11.04± acres after subdivision, which still in use by Altria) and the 4700 Trenton Avenue is 58.172± acre parcel/Parcel ID# S0090387001. The two parcels combined are approximately 95.93± acres, however due to wetlands there is approximately 45± acres that are not suitable for development.

This O&R Request supports a component of the overall Richmond 300: A Guide for Growth strategy to meet the economic development needs of the southside of the city, as well as the need for additional park and green space for residents living in Southside. A significant benefit to this acquisition is also acquiring the land needed to extend Walmsley Boulevard from Commerce Road westward toward Richmond Highway, thus improving traffic connectivity for

Ownership of this site is an investment for the City. The building is currently vacant and the City intends to demolish the vacant operations building and create a viable economic development site to attract new private investment to this part of the city that will bring activity and good paying jobs.

COMMUNITY ENGAGEMENT: This request is a continuation of on-going community outreach and engagement during the Richmond 300 master plan efforts, as well as meetings and conversations during the planning for the resort casino that would have been developed on this same tract of land.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300: A Guide for Growth - Objective 17.1 Increase the percentage of Richmonders within a 10-minute walk to quality open space to 100 percent; and the Strategic Plan for Equitable Economic Development - Initiative 1.5 Real Estate Development Position Richmond for quality redevelopment citywide and aggressively pursue new commercial, industrial and mixed-use development in Priority Growth Nodes and in corridors that have not attracted transformational redevelopment.

FISCAL IMPACT: \$5,500,000. Note: the allocated funding has already been appropriated and is within the 2025-26 Capital Improvement Plan and supports continued economic development projects for the Southside areas of the City.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: October 7, 2024

CITY COUNCIL PUBLIC HEARING DATE: October 15, 2024

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: Finance & Economic Development

AFFECTED AGENCIES: Economic Development, Planning and Development Review, Public Works, Public Utilities, Office of Sustainability, Parks, Recreation and Community Facilities

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS:

2001 Walmsley Boulevard and 4700 Trenton Avenue Property Profile

STAFF:

Gail Johnson, Deputy Director - DPW & Acting Director - DGS

Chris Nizamis, Real Estate Manager - Real Estate Strategies/DED-DGS



CITY OF RICHMOND

Chief Administrative Office

Exhibit A
Boundary Line Adjustment Plat

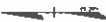
See Attached.

EXHIBIT A
Boundary Line
Adjustment Plat



OPERATIONS CENTER COMBINED PARCEL EXHIBIT

2001 Walmsley Boulevard - October 1, 2024





CITY OF RICHMOND
Chief Administrative Office

Exhibit B
Utility Plat

See Attached.



PROPOSED
SITE NO. 24-01-00-01-0000
AND THE CITY OF DENVER
AND THE COUNTY OF DENVER
SUBJECT TO THE CITY OF DENVER
AND THE COUNTY OF DENVER

- SITE LAYOUT NOTES:**
1. ALL ELEVATIONS OF THE PROPOSED BUILDING & WALLS ARE INDICATED BY DIMENSIONS IN DIMENSIONS IN DIMENSIONS.
 2. REFER TO LANDSCAPE SHEETS FOR LANDSCAPE LIGHTING BY THE CITY OF DENVER.
 3. ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS NOTED OTHERWISE.
 4. THE RADIUS ON THE FACE OF CURB IS 2' UNLESS NOTED OTHERWISE.
 5. WHEN SIDEWALK IS ADJACENT TO CURB, THE DIMENSION OF THE SIDEWALK WIDTH IS INDICATED ON THE CURB.

- PAVEMENT MARKING NOTES:**
1. ALL PAVEMENT MARKINGS SHALL BE TYPE B CLASS UNLESS OTHERWISE INDICATED BY FOOT MARKING PAINTING.
 2. ALL PROJECT'S MARKINGS MUST HAVE A MINIMUM OF 1/2" MARKING. THIS SCALING SHALL BE THE MINIMUM UNLESS OTHERWISE INDICATED BY THE CITY OF DENVER. ALL MARKINGS SHALL BE APPLIED TO THE SURFACE OF THE PAVEMENT BY THE CITY OF DENVER. ALL MARKINGS SHALL BE APPLIED TO THE SURFACE OF THE PAVEMENT BY THE CITY OF DENVER.



PROJECT NO.	CD.02
DATE	11/11/2024
SCALE	AS SHOWN
DATE	11/11/2024
SCALE	AS SHOWN
DATE	11/11/2024
SCALE	AS SHOWN

NOT FOR CONSTRUCTION

DATE	11/11/2024
SCALE	AS SHOWN
DATE	11/11/2024
SCALE	AS SHOWN
DATE	11/11/2024
SCALE	AS SHOWN

DATE PLOTTED: 11/11/2024 10:00 AM

FOR SALE

Former Philip Morris Operations Center Site

2001 Walmsley Blvd | Richmond, Virginia 23234



+/- 98 ACRES

JEFF COOKE, SIOR
Senior Vice President
804 301 3971
jeff.cooke@thalhimer.com

INDUSTRIAL LAND
DEVELOPMENT
OPPORTUNITY



CUSHMAN &
WAKEFIELD

THALHIMER

Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060 | www.thalhimer.com

EXECUTIVE SUMMARY

Cushman & Wakefield | Thalhimer is pleased to offer a premier site for industrial development on the I-95 industrial corridor five miles south of the Richmond CBD and adjacent to the Richmond Marine Terminal. Formerly the site of the Philip Morris USA Operations Center, the property is just off the I-95 Bells Road Interchange (Exit 69). Situated near the center of the Richmond metro area, the property has easy access to major interstate highway systems including I-95, I-64 and I-85. The nearby expressway I-895 offers a direct 15-minute access to Richmond International Airport.

In addition to industrially zoned land, the property is improved by a 1982 office and laboratory building containing +/- 463,786 square feet. The building has three levels above grade and one level below grade. The building structure is steel frame with tilt-up wall panels and metal and glass store front systems.

Purchasers may consider demolishing the building, returning it to active use, or redeveloping the site for adaptive use. Detailed information regarding the building and site are available upon request.



IN THE HEART OF THE I-95 INDUSTRIAL CORRIDOR



+/- 45 USABLE ACRES



CITY OF RICHMOND ENTERPRISE ZONE



QUICK ACCESS TO THE PORT OF VIRGINIA RICHMOND MARINE TERMINAL



DIRECT ACCESS TO I-95 BELLS ROAD INTERCHANGE / EXIT 69



**M-2 ZONING
ALL PUBLIC UTILITIES AVAILABLE**

TRANSACTION GUIDELINES

Cushman & Wakefield | Thalhimer is marketing for sale the Philip Morris USA Operations Center, land and building, to a select group of qualified investors, developers and/or end users of the property. The prospective purchaser will be selected by the owner in consultation with Cushman & Wakefield | Thalhimer on the basis of, among other things, (i) price, (ii) certainty of closing, (iii) financial strength and (iv) the buyers intended use of the property.

The owner specifically reserves the right to reject any offer, accept any offer made prior to this offering, or to modify the terms of then offering at the Owner's sole discretion.

Upon receipt of the attached confidentiality agreement, the prospect will be forwarded a due diligence file including the following items:

- Site and building information
- Building structural plans
- Wetlands map and usable land study

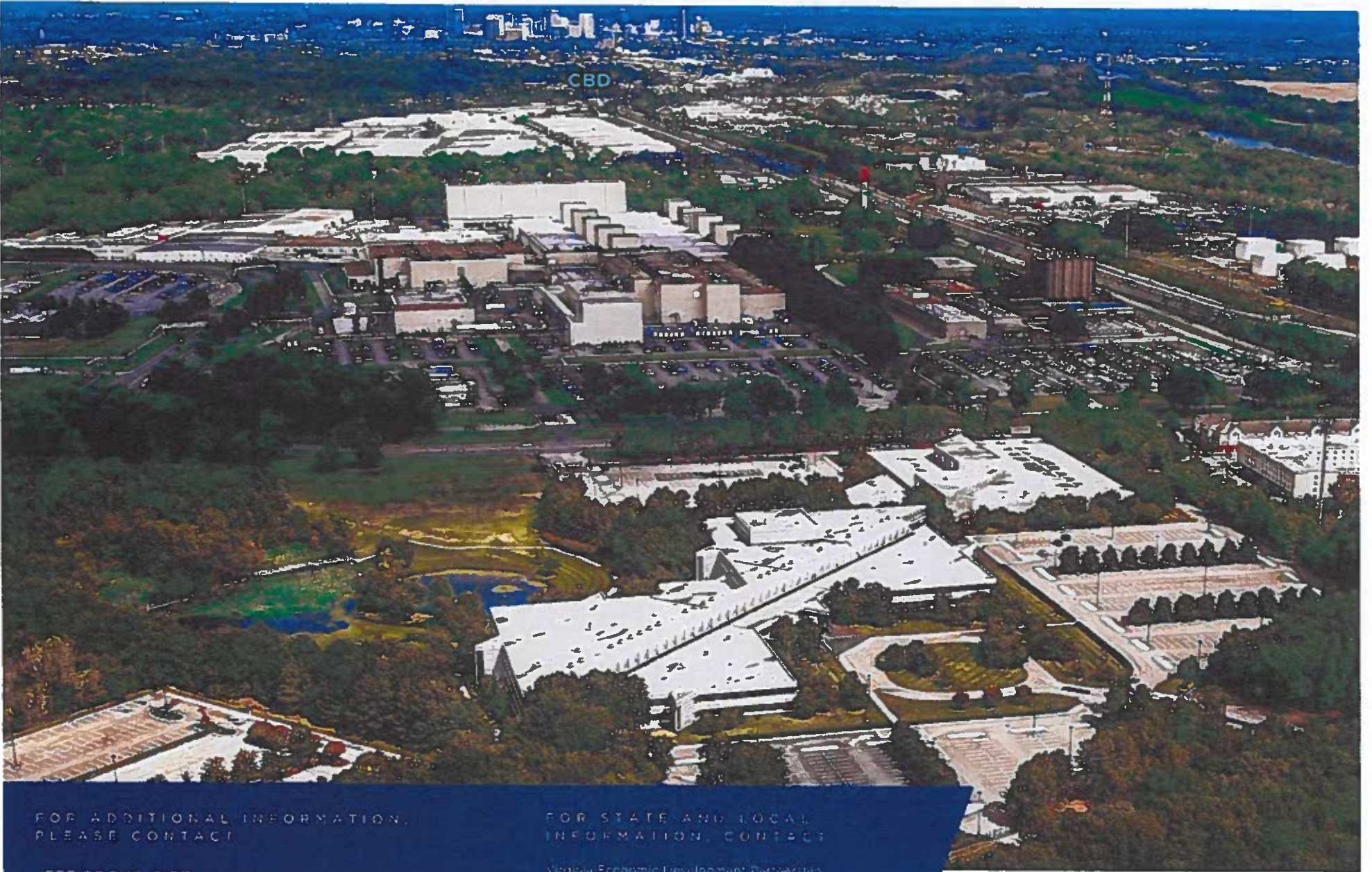


OVERHEAD AERIAL



SOUTHERN VIEW AERIAL





CBD

FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:

JEFF COOKE, SIOR
Senior Vice President
804.301.8971
jeff.cooke@thalhimer.com

FOR STATE AND LOCAL
INFORMATION, CONTACT:

Virginia Economic Development Partnership
<http://www.vedp.org/>

Richmond Economic Development
<http://www.richmondled.com/>

Greater Richmond Partnership
<http://www.grpa.com/>

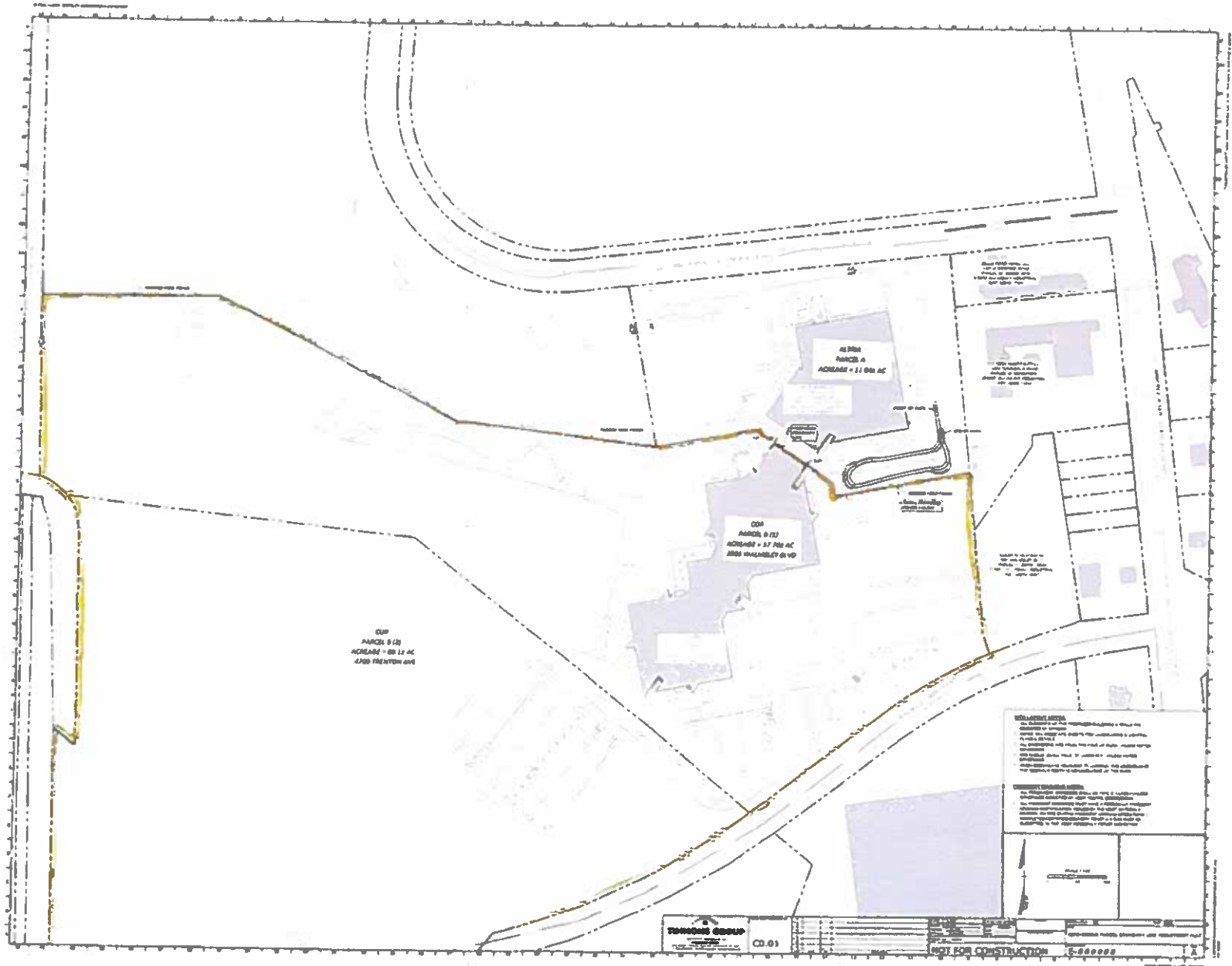


THALHIMER

Thalhimer Center
1100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

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CUP
 PARCEL C (2)
 ACRES = 22.12 AC
 4700 FREIGHTWAY AND

AS SHN
 PARCEL A
 ACRES = 11.08 AC

CUP
 PARCEL B (1)
 ACRES = 37.75 AC
 3800 HAZELBURY RD

GENERAL NOTES
 1. All dimensions are in feet and inches unless otherwise noted.
 2. All dimensions are to the centerline of the road unless otherwise noted.
 3. All dimensions are to the centerline of the road unless otherwise noted.
 4. All dimensions are to the centerline of the road unless otherwise noted.
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 8. All dimensions are to the centerline of the road unless otherwise noted.
 9. All dimensions are to the centerline of the road unless otherwise noted.
 10. All dimensions are to the centerline of the road unless otherwise noted.

	CO.01	NOT FOR CONSTRUCTION	5-20000	1 A
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Property: 2001 Walmsley Blvd Parcel ID: S0090310019

Parcel

Street Address: 2001 Walmsley Blvd Richmond, VA 23234-
Owner: PHILIP MORRIS INC C/O REAL ESTATE
Mailing Address: PO BOX 26603, RICHMOND, VA 23261
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 480 - Jeff Davis
Property Class: 516 - B Research and Development
Zoning District: M-2 - Heavy Industrial
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$4,863,000
Improvement Value: \$34,854,000
Total Value: \$39,717,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2126033
Acreage: 48.807
Property Description 1: 1048.00X1325.00 IRG00048.807 AC
State Plane Coords(?): X= 11792990.763232 Y= 3694494.169790
Latitude: 37.46416597 , **Longitude:** -77.43189437

Description

Land Type: Commercial S1
Topology: Level
Front Size: 0
Rear Size: 2301
Parcel Square Feet: 2126033
Acreage: 48.807
Property Description 1: 1048.00X1325.00 IRG00048.807 AC
Subdivision Name : NONE
State Plane Coords(?): X= 11792990.763232 Y= 3694494.169790
Latitude: 37.46416597 , **Longitude:** -77.43189437

Other

Street Improvement: Paved
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$4,863,000	\$34,854,000	\$39,717,000	Reassessment
2023	\$6,548,000	\$20,052,000	\$26,600,000	BOE
2022	\$5,953,000	\$26,878,000	\$32,831,000	Reassessment
2021	\$5,315,000	\$26,395,000	\$31,710,000	Reassessment
2020	\$5,315,000	\$26,395,000	\$31,710,000	Reassessment
2019	\$5,691,000	\$24,637,000	\$30,328,000	Reassessment
2018	\$2,658,000	\$27,670,000	\$30,328,000	Reassessment
2017	\$2,912,000	\$27,670,000	\$30,582,000	Reassessment
2016	\$2,912,000	\$27,670,000	\$30,582,000	AdminCorrect
2015	\$3,049,000	\$27,912,000	\$30,961,000	Reassessment
2014	\$3,049,000	\$27,912,000	\$30,961,000	Reassessment
2013	\$3,049,000	\$27,912,000	\$30,961,000	Reassessment
2013	\$2,990,000	\$27,912,000	\$30,902,000	Reassessment
2012	\$2,990,000	\$27,912,000	\$30,902,000	Reassessment
2012	\$3,049,000	\$27,912,000	\$30,961,000	Reassessment
2011	\$2,990,000	\$65,129,000	\$68,119,000	CarryOver
2010	\$2,990,000	\$65,129,000	\$68,119,000	Reassessment
2009	\$2,990,400	\$65,129,000	\$68,119,400	Reassessment
2008	\$2,990,400	\$65,129,000	\$68,119,400	Reassessment
2007	\$2,848,000	\$52,174,900	\$55,022,900	Reassessment
2006	\$4,699,800	\$50,323,100	\$55,022,900	Reassessment
2005	\$4,476,000	\$50,323,100	\$54,799,100	Reassessment

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/27/1996	\$3,038,000	Not Available	09600-13206	
12/30/1985	\$12,900	Not Available	000065-01091	
01/03/1980	\$0	Not Available	000561-00098	

Planning

Master Plan Future Land Use: IND
Zoning District: M-2 - Heavy Industrial
Planning District: Broad Rock
Traffic Zone: 1215
City Neighborhood Code: CRIA
City Neighborhood Name: Commerce Road Industrial Area
Civic Code:
Civic Association Name:
Subdivision Name: NONE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone: 1

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: Y

Census

Census Year	Block	Block Group	Tract
2000	1002	0609001	060900
1990	108	0609981	060998

Schools

Elementary School: Broad Rock
Middle School: Boushall
High School: Wythe

Public Safety

Police Precinct: 2
Police Sector: 213
Fire District: 21
Dispatch Zone: 138A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection: TBD

Government Districts

Council District: 8
Voter Precinct: 806
State House District: 79
State Senate District: 15
Congressional District: 4

Extension 1 Details

Extension Name: C01 - Operations Center
Year Built: 1982
Stories: 3
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: normal for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 0 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Paving, Shed - Gen Purpose Frame, up to 10'eave Yard Items) :

Extension 1 Dimensions

Finished Living Area: 306439 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 55192 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Extension 2 Details

Extension Name: C02 - Semiworks Building
Year Built: 1982
Stories: 1
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: normal for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 0 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 2 Dimensions

Finished Living Area: 102481 Sqft

Attic: 0 Sqft

Finished Attic: 0 Sqft

Basement: 3882 Sqft

Finished Basement: 0 Sqft

Attached Garage: 0 Sqft

Detached Garage: 0 Sqft

Attached Carport: 0 Sqft

Enclosed Porch: 0 Sqft

Open Porch: 0 Sqft

Deck: 0 Sqft

Property Images

Name:S0090310019 Desc:C01



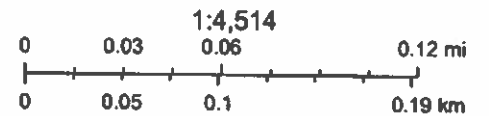
[Click here for Larger Image](#)

Richmond Parcel Map



2/29/2024, 4:19:42 PM

-  CityBoundary
-  Parcels



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Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by ESRI and the City has no control over metadata tags appearing therein.

Property: 4700 Trenton Ave Parcel ID: S0090387001

Parcel

Street Address: 4700 Trenton Ave Richmond, VA 23234-
Alternate Street Addresses: 2300 Dale Ave
Owner: PHILIP MORRIS INC C/O REAL ESTATE
Mailing Address: PO BOX 26603, RICHMOND, VA 23261
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 480 - Jeff Davis
Property Class: 506 - B Industrial Paved Parking
Zoning District: M-2 - Heavy Industrial
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$5,544,000
Improvement Value: \$95,000
Total Value: \$5,639,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2618192
Acreage: 60.1
Property Description 1: 1200X0800.0 IRG0060.1 AC
State Plane Coords(?): X= 11791708.479051 Y= 3693628.771587
Latitude: 37.46235583 , **Longitude:** -77.43458435

Description

Land Type: Commercial S1
Topology:
Front Size: 0
Rear Size: 800
Parcel Square Feet: 2618192
Acreage: 60.1
Property Description 1: 1200X0800.0 IRG0060.1 AC
Subdivision Name : NONE
State Plane Coords(?): X= 11791708.479051 Y= 3693628.771587
Latitude: 37.46235583 , **Longitude:** -77.43458435

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$5,544,000	\$95,000	\$5,639,000	Reassessment
2023	\$4,334,000	\$130,000	\$4,464,000	Reassessment
2022	\$3,940,000	\$130,000	\$4,070,000	Reassessment
2021	\$3,770,000	\$136,000	\$3,906,000	Reassessment
2020	\$3,770,000	\$136,000	\$3,906,000	Reassessment
2019	\$3,559,000	\$174,000	\$3,733,000	Reassessment
2018	\$3,220,000	\$167,000	\$3,387,000	Reassessment
2017	\$3,220,000	\$167,000	\$3,387,000	Reassessment
2016	\$3,220,000	\$167,000	\$3,387,000	Reassessment
2015	\$3,032,000	\$164,000	\$3,196,000	Reassessment
2014	\$3,032,000	\$164,000	\$3,196,000	Reassessment
2013	\$3,032,000	\$164,000	\$3,196,000	Reassessment
2012	\$3,032,000	\$164,000	\$3,196,000	Reassessment
2011	\$3,032,000	\$164,000	\$3,196,000	Assessment
2010	\$3,032,000	\$2,307,000	\$5,339,000	Reassessment
2009	\$3,032,400	\$2,307,000	\$5,339,400	Reassessment
2008	\$3,032,400	\$2,307,000	\$5,339,400	Reassessment
2007	\$2,888,000	\$414,400	\$3,302,400	Reassessment
2006	\$3,301,200	\$1,200	\$3,302,400	Reassessment
2005	\$3,144,000	\$1,200	\$3,145,200	Reassessment
2004	\$2,994,300	\$1,200	\$2,995,500	Reassessment
2003	\$2,798,400	\$1,200	\$2,799,600	Reassessment
2002	\$2,544,000	\$1,100	\$2,545,100	Reassessment
1998	\$2,400,000	\$1,000	\$2,401,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/20/1982	\$3,040,900	Not Available	00581-1238	
06/11/1962	\$0	Not Available	000000-00000	

Planning

Master Plan Future Land Use: IND
Zoning District: M-2 - Heavy Industrial
Planning District: Broad Rock
Traffic Zone: 1215
City Neighborhood Code: CRIA
City Neighborhood Name: Commerce Road Industrial Area
Civic Code:
Civic Association Name:
Subdivision Name: NONE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone: 1

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: Y

Census

Census Year	Block	Block Group	Tract
2000	1002	0609001	060900
1990	108	0609981	060998

Schools

Elementary School: Broad Rock
Middle School: Boushall
High School: Wythe

Public Safety

Police Precinct: 2
Police Sector: 213
Fire District: 21
Dispatch Zone: 138A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection: TBD

Government Districts

Council District: 8
Voter Precinct: 806
State House District: 79
State Senate District: 15
Congressional District: 4

Extension 1 Details**Extension Name:** C01 - Parking Lot-Surface**Year Built:** 1900**Stories:** 0**Units:** 0**Number Of Rooms:** 0**Number Of Bed Rooms:** 0**Number Of Full Baths:** 0**Number Of Half Baths:** 0**Condition:** fair for age**Foundation Type:****1st Predominant Exterior:****2nd Predominant Exterior:** N/A**Roof Style:****Roof Material:****Interior Wall:****Floor Finish:****Heating Type:****Central Air:** N**Basement Garage Car #:** 0**Fireplace:** N**Building Description (Out Building and Paving
Yard Items) :****Extension 1 Dimensions****Finished Living Area:** 0 Sqft**Attic:** 0 Sqft**Finished Attic:** 0 Sqft**Basement:** 0 Sqft**Finished Basement:** 0 Sqft**Attached Garage:** 0 Sqft**Detached Garage:** 0 Sqft**Attached Carport:** 0 Sqft**Enclosed Porch:** 0 Sqft**Open Porch:** 0 Sqft**Deck:** 0 Sqft

Property Images

Name:S0090387001 Desc.C01



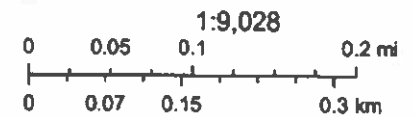
[Click here for Larger Image](#)

Richmond Parcel Map



2/29/2024, 4:18:09 PM

 CityBoundary



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