

INTRODUCED: April 28, 2025

AN ORDINANCE No. 2025-086

To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by West Commerce Properties LLC located at 2210 Concord Avenue and 2202 Concord Avenue in the city of Richmond for the purpose of facilitating the development of affordable housing.

Patron – Mayor Avula

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 12 2025 AT 6 P.M.

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for the acquisition of the properties located at 2210 Concord Avenue and 2202 Concord Avenue, identified as Tax Parcel Nos. S008-0490/010 and S008-0490/014, respectively, in the 2025 records of the City Assessor for the purpose of facilitating the development of affordable housing;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

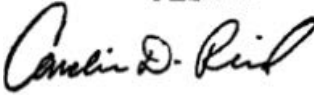
AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 2 2025 REJECTED: _____ STRICKEN: _____

§ 1. That a public necessity exists for the acquisition of the properties located at 2210 Concord Avenue and 2202 Concord Avenue, identified as Tax Parcel Nos. S008-00490/010 and S008-0490/014, respectively, in the 2025 records of the City Assessor for the purpose of facilitating the development of affordable housing.

§ 2. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized to acquire such parcels real property identified in section 1 of this ordinance from West Commerce Properties LLC and to execute the deed or deeds and other documents as may be necessary to complete the acquisition and acceptance of such parcels of real property, provided that all such deeds and other documents first must be approved as to form by the City Attorney or the designee thereof.

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

A TRUE COPY:
TESTE:

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: March 27, 2025

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Danny Avula, Mayor

THROUGH: Sabrina Joy-Hogg, Interim, Chief Administrative Officer

THROUGH: Sharon Ebert, DCAO Planning & Economic Development Portfolio

FROM: Merrick Malone – Director / Housing & Community Development
Gail Johnson, Deputy Director – DPW & Acting Director - DGS
Chris Nizamis, Real Estate Manager – Real Estate Strategies/DED-DGS

RE: **Acquisition of two parcels of real estate owned by West Commerce Properties LLC and known as 2110 Concord Avenue and 2202 Concord Avenue as part of a Land Swap to facilitate the building of Affordable Housing units**

ORD. OR RES. No. _____

PURPOSE:

1) To declare a public necessity for and to authorize the acquisition of two parcels of real estate owned by West Commerce Properties LLC and known as 2210 Concord Avenue and 2202 Concord Avenue, for the purpose of facilitating the development of Affordable Housing.

Address:	Parcel ID:	Acreage:	Owner:	Zoning:	Assessed Value:
2210 Concord Ave	S0080490010	.186	West Commerce Properties LLC	R-5	\$42,000
2202 Concord Ave	S0080490014	.465	West Commerce Properties LLC	R-5	\$24,000

2) To (i) declare surplus and direct the conveyance of the City-owned real estate known as 2100 Rear Bellemeade Road, consisting of approximately 1.245 acres ±, and a portion of the City-owned real estate known as 2101 Commerce Rd, consisting of approximately .490 acres ± for nominal consideration to 2107 West Commerce LLC and (ii) retain certain storm water drainage easement to maintain storm sewer pipe.

- The City to retain the following easements in the City to 2107 West Commerce LLC Conveyance area:
 - A storm water drainage easement over the appx. 21,344 sf. ft. portion of the City to 2107 West Commerce LLC conveyance area labeled on the plat as Proposed 25’ Drainage Easement to maintain storm sewer pipe.
- Upon conveyance of the City to 2107 West Commerce LLC conveyance area, such real estate is to be consolidated with the parcel of real estate located at 2107 West Commerce Road (Tax Parcel No. S0080276009).

Address:	Parcel ID:	Acreage:	Owner:	Zoning:	Assessed Value:
2100 Bellemeade Rd. Rear	S0080276010 (Parcel E)	1.245	City of Richmond	M-1	\$156,000
2101 Commerce Rd.	S0080276025 (Parcel D)	.490 *	City of Richmond	M-1	\$49,454

* Note: Parcel D represents a portion of the total parcel of 1.248 acres that the City owns. For this parcel, the estimated assessed value of the “portion” we are swapping is based on a pro-rata square foot basis of the entire parcel. The pro-rata calculations are \$49,454. Full parcel assessed value is \$126,000.

BACKGROUND: The Estate of Dick Edmunds is the owner of the parcel located at 2107 West Commerce (Tax Parcel No. S0080276009) and the two (2) other parcels mentioned under Purpose. The City owns the parcels located at 2100 Rear Bellemeade and 2101 Commerce Road (“City Parcels”) which abuts the 2107 West Commerce Road parcel. The City Parcels are not developed and is being used to access the Edmunds property.

The Estate of Dick Edmunds is offering a land swap of two (2) parcels that will allow the City’s Housing & Community Development (HCD) an opportunity to build Affordable Housing Units. In exchange, the Estate is seeking to acquire a portion of the City Parcels, which land will be added to the Estate’s 2107 West Commerce Road parcel. Transferring a portion of the vacant City Parcels will provide access necessary to further the privately owned 2107 West Commerce Road parcel and increase the development footprint along Commerce Road.

The City will also be retaining a permanent storm water drainage easement on the portion of the City Parcels being conveyed to the Edmunds.

The City will be conveying approximately .490± acres (Parcel D) and 1.245± acres (Parcel E) and both parcels will be consolidated with parcel 2107 Commerce Road (Parcel ID S0080276009) currently owned by the Edmunds estate. The current assessed value of both parcels is approximately \$205,454 per the 2025 City assessment. The properties are within Council District #8. Both properties are zoned M-1.

The Estate of Edmunds will be conveying two (2) parcels to the City known as 2210 and 2202 Concord Avenue to facilitate the development of affordable housing, which totals .651± acres with a current assessed value of \$66,000 per the 2025 City assessment. The properties are within Council District #8. Both properties are zoned R-5.

The City and the Edmunds accept this as an equal swap without any additional or monetary compensation. Note: the differential in assessed valuation between the swapped parcels is attributed to the respective zoning between industrial and residential land, whereas industrial/commercial land typically warrants a higher assessed value than residential due to the primary use. Assessed values are used in real estate tax calculations and do not indicate that actual valuation of the land.

COMMUNITY ENGAGEMENT: None

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: None

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 28, 2025

CITY COUNCIL PUBLIC HEARING DATE: May 27, 2025

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation Subcommittee meeting (May 20, 2025).

AFFECTED AGENCIES: Public Works, Economic Development, General Services, Planning & Development Review and the City Attorney's Office.

RELATIONSHIP TO EXISTING ORD. OR RES.: Companion Ordinances: 2022-273 and 2022-274 adopted on October 10, 2022.

ATTACHMENTS:

- Plat showing division of City owned parcel S0080276025, with parcels D and E being conveyed and consolidated with parcel S0080276009 dated November 21, 2024.
- Parcel ID information for both 2210 and 2202 Concord Ave.

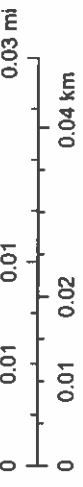
STAFF: Merrick Malone – Director / Housing & Community Development
Shenouda Guergues, Dept of Public Works
M.S. Khara, Dept of Public Works
Chris Nizamis, Real Estate Strategies/DED-DGS

Richmond Parcel Map



1/17/2025, 11:31:56 AM

1:1,128



-  CityBoundary
-  Parcels

Esri Community Maps Contributors, City of Richmond, Chesterfield County, VA, County of Henrico, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom,

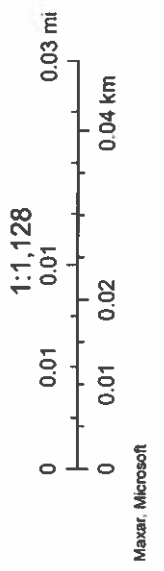
Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by ESRI and the City has no control over metadata tags appearing therein.

Richmond Parcel Map



1/17/2025, 11:32:56 AM

-  CityBoundary
-  Parcels



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 thereon.

Property: 2210 Concord Ave Parcel ID: S0080490010

Parcel

Street Address: 2210 Concord Ave Richmond, VA 23234-
Owner: WEST COMMERCE PROPERTIES LLC
Mailing Address: 6014 ST ANDREWS LANE, RICHMOND, VA 23226
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 360 - Davee Gardens/Castlewood/Summerhill
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$42,000
Improvement Value:
Total Value: \$42,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 8100
Acreage: 0.186
Property Description 1: SOUTHAMPTON L14-15 B10
Property Description 2: 0060.00X0135.00 0000.000
State Plane Coords(?): X= 11790546.000009 Y= 3701975.986081
Latitude: 37.48528351 , **Longitude:** -77.43973837

Description

Land Type: Residential Lot C
Topology: Level
Front Size: 60
Rear Size: 135
Parcel Square Feet: 8100
Acreage: 0.186
Property Description 1: SOUTHAMPTON L14-15 B10
Property Description 2: 0060.00X0135.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11790546.000009 Y= 3701975.986081
Latitude: 37.48528351 , **Longitude:** -77.43973837

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$42,000	\$0	\$42,000	Reassessment
2024	\$34,000	\$0	\$34,000	Reassessment
2023	\$27,000	\$0	\$27,000	Reassessment
2022	\$27,000	\$0	\$27,000	Reassessment
2021	\$8,000	\$0	\$8,000	Reassessment
2020	\$10,000	\$0	\$10,000	Reassessment
2019	\$10,000	\$0	\$10,000	Reassessment
2018	\$10,000	\$0	\$10,000	Reassessment
2017	\$10,000	\$0	\$10,000	Reassessment
2016	\$10,000	\$0	\$10,000	Reassessment
2015	\$10,000	\$0	\$10,000	Reassessment
2014	\$10,000	\$0	\$10,000	Reassessment
2013	\$12,000	\$0	\$12,000	Reassessment
2012	\$12,000	\$0	\$12,000	Reassessment
2011	\$14,000	\$0	\$14,000	CarryOver
2010	\$14,000	\$0	\$14,000	Reassessment
2009	\$13,500	\$0	\$13,500	Reassessment
2008	\$13,500	\$0	\$13,500	Reassessment
2007	\$11,000	\$0	\$11,000	Reassessment
2006	\$8,500	\$0	\$8,500	Reassessment
2005	\$7,800	\$0	\$7,800	Reassessment
2004	\$6,000	\$0	\$6,000	Reassessment
2003	\$6,000	\$0	\$6,000	Reassessment
2002	\$6,000	\$0	\$6,000	Reassessment
1998	\$6,000	\$0	\$6,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/31/2022	\$0	WEST COMMERCE PROPERTIES LLC	ID2022-7757	2 - INVALID SALE-Relation Between Buyer/Seller
01/19/2022	\$0	EDMUNDS RICHARD C JR REVOCABLE	ID2022-1524	2 - INVALID SALE-Relation Between Buyer/Seller
10/28/2021	\$0	EDMUNDS RICHARD C JR	ID2021-30900	2 - INVALID SALE-Relation Between Buyer/Seller
05/14/2008	\$10,000	WILKINS CONSTRUCTION CO INC	ID2008-13156	2 - INVALID SALE-Sale Includes Multiple Parcels
01/16/1976	\$7,000	Not Available	00478-0094	
01/02/1974	\$3,500	Not Available	000435-00661	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Broad Rock
Traffic Zone: 1207
City Neighborhood Code: JFDV
City Neighborhood Name: Jeff Davis
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:

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: N

Census

Census Year	Block	Block Group	Tract
2000	2014	0608002	060800
1990	119	0608981	060898

Schools

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

Public Safety

Police Precinct: 2
Police Sector: 213
Fire District: 21
Dispatch Zone: 134B

Public Works Schedules

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

Government Districts

Council District: 8
Council District for 2025 (Current Election): 8
Voter Precinct: 806
State House District: 79
State Senate District: 15
Congressional District: 4

Property Images

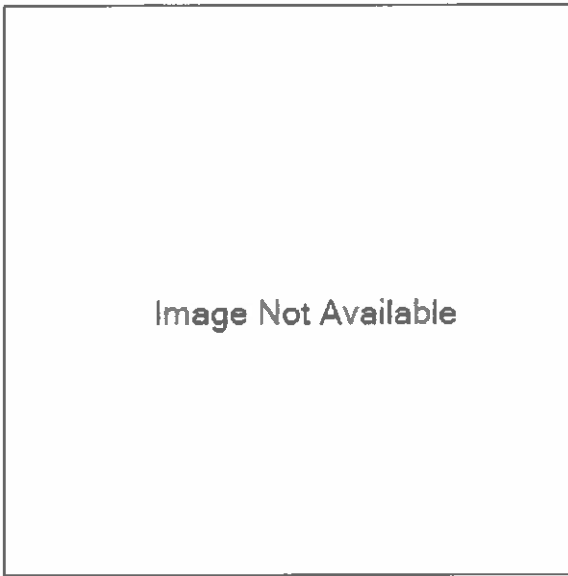
Name: S0080490010 Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



Property: 2202 Concord Ave Parcel ID: S0080490014

Parcel

Street Address: 2202 Concord Ave Richmond, VA 23234-
Owner: WEST COMMERCE PROPERTIES LLC
Mailing Address: 6014 ST ANDREWS LANE, RICHMOND, VA 23226
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 360 - Davee Gardens/Castlewood/Summerhill
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$24,000
Improvement Value:
Total Value: \$24,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 20250
Acreage: 0.465
Property Description 1: SW CONCORD & KROUSE L16-20 B10
Property Description 2: 0150.00X0135.00 0000.460 AC
State Plane Coords(?): X= 11790679.000011 Y= 3701982.689641
Latitude: 37.48529781 , **Longitude:** -77.43927976

Description

Land Type: Residential Lot D
Topology: Level
Front Size: 150
Rear Size: 135
Parcel Square Feet: 20250
Acreage: 0.465
Property Description 1: SW CONCORD & KROUSE L16-20 B10
Property Description 2: 0150.00X0135.00 0000.460 AC
Subdivision Name : NONE
State Plane Coords(?): X= 11790679.000011 Y= 3701982.689641
Latitude: 37.48529781 , **Longitude:** -77.43927976

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$24,000	\$0	\$24,000	Reassessment
2024	\$24,000	\$0	\$24,000	Reassessment
2023	\$24,000	\$0	\$24,000	Reassessment
2022	\$24,000	\$0	\$24,000	Reassessment
2021	\$4,000	\$0	\$4,000	Reassessment
2020	\$6,000	\$0	\$6,000	Reassessment
2019	\$6,000	\$0	\$6,000	Reassessment
2018	\$6,000	\$0	\$6,000	Reassessment
2017	\$6,000	\$0	\$6,000	Reassessment
2016	\$6,000	\$0	\$6,000	Reassessment
2015	\$6,000	\$0	\$6,000	Reassessment
2014	\$6,000	\$0	\$6,000	Reassessment
2013	\$14,000	\$0	\$14,000	Reassessment
2012	\$14,000	\$0	\$14,000	Reassessment
2011	\$17,000	\$0	\$17,000	CarryOver
2010	\$17,000	\$0	\$17,000	Reassessment
2009	\$16,500	\$0	\$16,500	Reassessment
2008	\$16,500	\$0	\$16,500	Reassessment
2007	\$15,000	\$0	\$15,000	Reassessment
2006	\$4,300	\$0	\$4,300	Reassessment
2005	\$3,900	\$0	\$3,900	Reassessment
2004	\$3,000	\$0	\$3,000	Reassessment
2003	\$3,000	\$0	\$3,000	Reassessment
2002	\$3,000	\$0	\$3,000	Reassessment
1998	\$3,000	\$0	\$3,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/31/2022	\$0	WEST COMMERCE PROPERTIES LLC	ID2022-7757	2 - INVALID SALE-Relation Between Buyer/Seller
01/19/2022	\$0	EDMUND RICHARD C JR REVOCABLE	ID2022-1524	2 - INVALID SALE-Relation Between Buyer/Seller
10/28/2021	\$0	EDMUND RICHARD C JR	ID2021-30909	2 - INVALID SALE-Relation Between Buyer/Seller
05/14/2008	\$10,000	WILKINS CONSTRUCTION CO INC	ID2008-13156	2 - INVALID SALE-Sale Includes Multiple Parcels
05/14/2008	\$10,000	EDMUND RICHARD C	ID2008-13156	2 - INVALID SALE-Sale Includes Multiple Parcels
06/30/1975	\$0	Not Available	00466-0161	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Broad Rock
Traffic Zone: 1207
City Neighborhood Code: JFDV
City Neighborhood Name: Jeff Davis
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:

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: N

Census

Census Year	Block	Block Group	Tract
2000	2014	0608002	060800
1990	119	0608981	060898

Schools

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

Public Safety

Police Precinct: 2
Police Sector: 213
Fire District: 21
Dispatch Zone: 134B

Public Works Schedules

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

Government Districts

Council District: 8
Council District for 2025 (Current Election): 8
Voter Precinct: 806
State House District: 79
State Senate District: 15
Congressional District: 4

Property Images

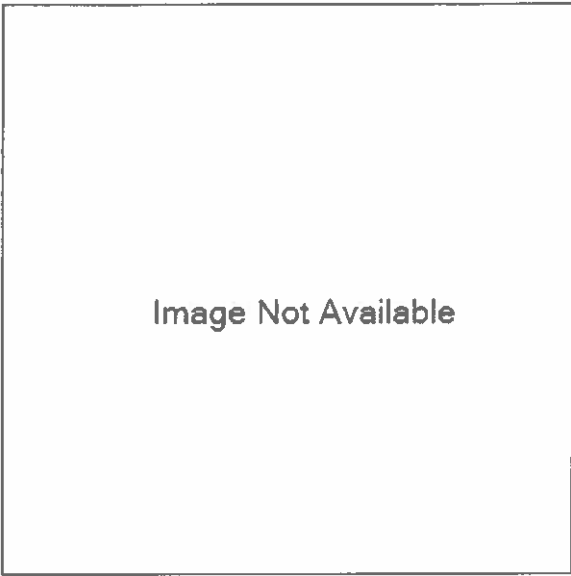
Name: S0080490014 Desc:



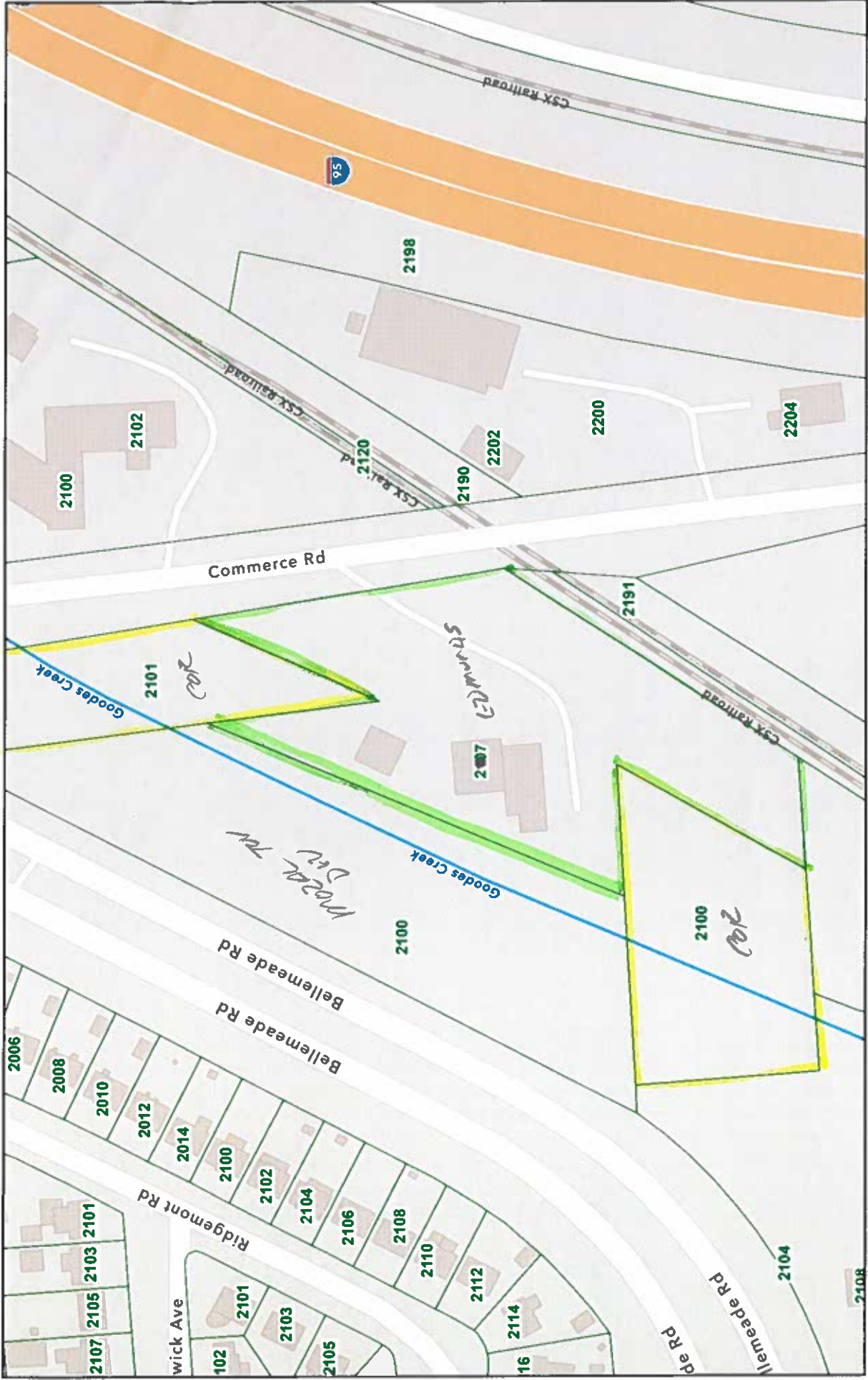
[Click here for Larger Image](#)

Sketch Images

Name: Desc:



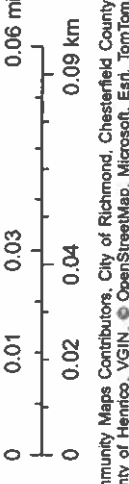
Richmond Parcel Map



1/17/2025, 11:48:13 AM

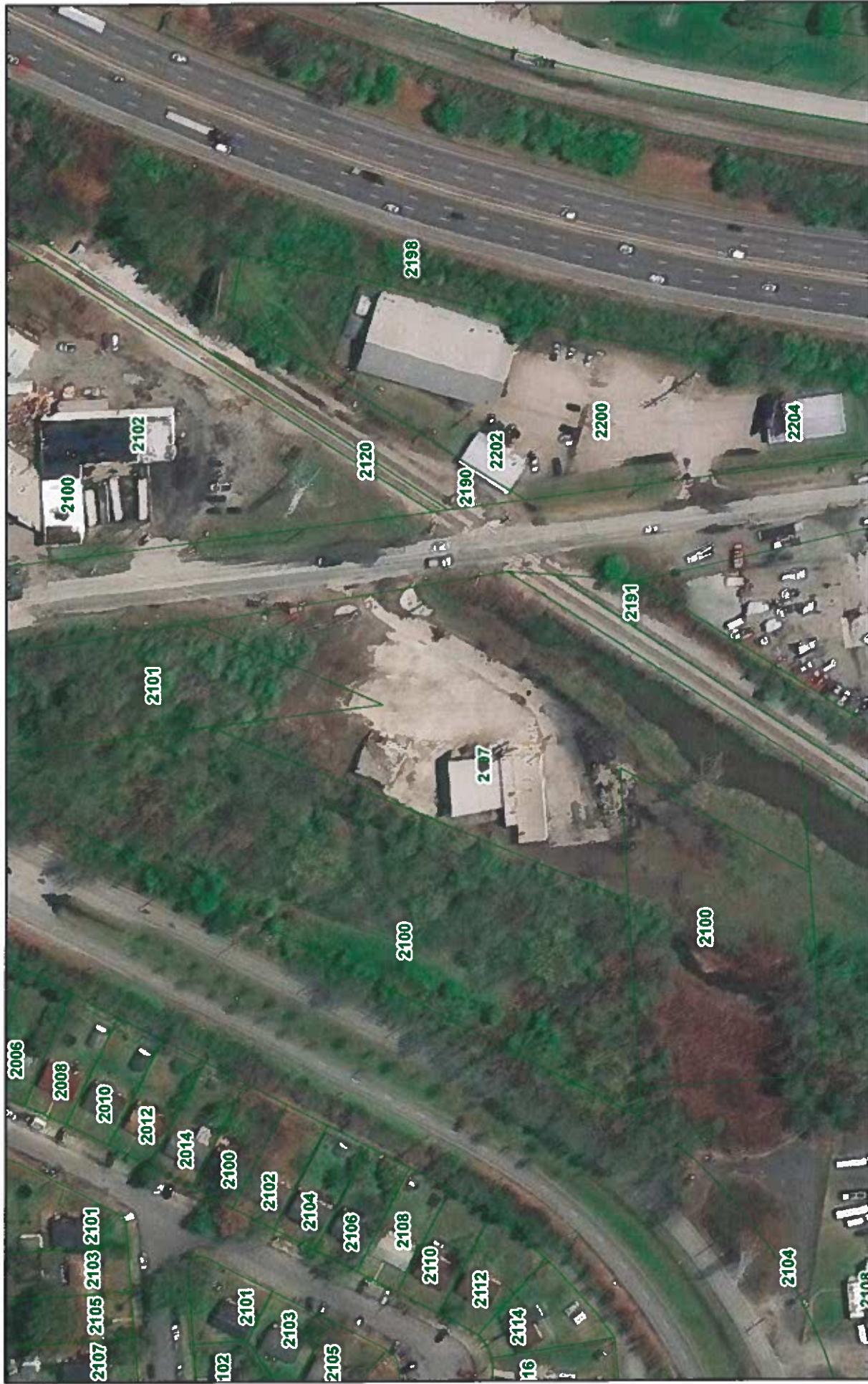
1:2,257

-  CityBoundary
-  Parcels



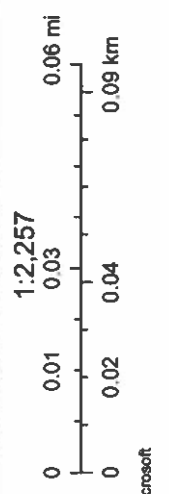
Esri Community Maps Contributors, City of Richmond, Chesterfield County, VA, County of Henrico, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom.

Richmond Parcel Map



1/17/2025, 11:52:56 AM

-  City Boundary
-  Parcels



Property: 2101 Commerce Road Parcel ID: S0080276025

Parcel

Street Address: 2101 Commerce Road Richmond, VA 23234-
Owner: CITY OF RICHMOND PUBLIC WORKS
Mailing Address: 900 E BROAD ST RM 701, RICHMOND, VA 2327900000
Subdivision Name : NONE
Parent Parcel ID: S0080276010
Assessment Area: 480 - Jeff Davis
Property Class: 501 - B Industrial Vacant Land
Zoning District: M-1 - Light Industrial
Exemption Code: 100 - General Government(Inside of Corp. Limits)

Current Assessment

Effective Date: 01/01/2025
Land Value: \$126,000
Improvement Value:
Total Value: \$126,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 54363
Acreage: 1.245
Property Description 1: 0000.00X0000.00 IRG0001.248 AC PAR A
State Plane Coords(?): X= 11792162.145795 Y= 3705150.693097
Latitude: 37.49371609 , **Longitude:** -77.43398521

Description

Land Type: Commercial S3
Topology:
Front Size: 0
Rear Size: 0
Parcel Square Feet: 54363
Acreage: 1.245
Property Description 1: 0000.00X0000.00 IRG0001.248 AC PAR A
Subdivision Name : NONE
State Plane Coords(?): X= 11792162.145795 Y= 3705150.693097
Latitude: 37.49371609 , **Longitude:** -77.43398521

Other

Street Improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$126,000	\$0	\$126,000	Reassessment

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
---------------	----------------------	--------------	----------------	----------------------------------

Planning

Master Plan Future Land Use: IND
Zoning District: M-1 - Light Industrial
Planning District: Broad Rock
Traffic Zone: 1207
City Neighborhood Code: WDR
City Neighborhood Name: Windsor
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: Y
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	2000	0608002	060800
1990	107	0608981	060898

Schools

Elementary School: Oak Grove
Middle School: Boushall
High School: Wythe

Public Safety

Police Precinct: 2
Police Sector: 213
Fire District: 21
Dispatch Zone: 134B

Public Works Schedules

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

Government Districts

Council District: 8
Council District for 2025 (Current Election): 8
Voter Precinct: 806
State House District: 79
State Senate District: 15
Congressional District: 4

Property: 2100 REAR Bellemeade Road Parcel ID: S0080276010

Parcel

Street Address: 2100 REAR Bellemeade Road Richmond, VA 23234-
Alternate Street Addresses: 2100 Bellemeade Road Rear
Owner: CITY OF RICHMOND PUBLIC WORKS
Mailing Address: 900 E BROAD ST RM 701, RICHMOND, VA 2327900000
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 480 - Jeff Davis
Property Class: 501 - B Industrial Vacant Land
Zoning District: M-1 - Light Industrial
Exemption Code: 100 - General Government(Inside of Corp. Limits)

Current Assessment

Effective Date: 01/01/2025
Land Value: \$156,000
Improvement Value:
Total Value: \$156,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 49223
Acreage: 1.13
Property Description 1: 0000.00X0000.00 IRG0001.130 AC PAR C
State Plane Coords(?): X= 11791904.153857 Y= 3704450.944496
Latitude: 37.49208188 , **Longitude:** -77.43490457

Description

Land Type: Commercial S3
Topology:
Front Size: 0
Rear Size: 0
Parcel Square Feet: 49223
Acreage: 1.13
Property Description 1: 0000.00X0000.00 IRG0001.130 AC PAR C
Subdivision Name : NONE
State Plane Coords(?): X= 11791904.153857 Y= 3704450.944496
Latitude: 37.49208188 , **Longitude:** -77.43490457

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$156,000	\$0	\$156,000	Reassessment
2024	\$319,000	\$0	\$319,000	Reassessment
2023	\$326,000	\$0	\$326,000	Reassessment
2022	\$296,000	\$0	\$296,000	Reassessment
2021	\$296,000	\$0	\$296,000	Reassessment
2020	\$296,000	\$0	\$296,000	Reassessment
2019	\$268,000	\$0	\$268,000	Reassessment
2018	\$244,000	\$0	\$244,000	Reassessment
2017	\$244,000	\$0	\$244,000	Reassessment
2016	\$244,000	\$0	\$244,000	Reassessment
2015	\$208,000	\$0	\$208,000	Reassessment
2014	\$208,000	\$0	\$208,000	Reassessment
2013	\$208,000	\$0	\$208,000	Reassessment
2012	\$208,000	\$0	\$208,000	Reassessment
2011	\$208,000	\$0	\$208,000	CarryOver
2010	\$208,000	\$0	\$208,000	Reassessment
2009	\$207,900	\$0	\$207,900	Reassessment
2008	\$207,900	\$0	\$207,900	Reassessment
2007	\$198,000	\$0	\$198,000	Reassessment
2006	\$41,400	\$0	\$41,400	Reassessment
2005	\$39,400	\$0	\$39,400	Reassessment
2004	\$37,500	\$0	\$37,500	Reassessment
2003	\$35,000	\$0	\$35,000	Reassessment
2002	\$31,800	\$0	\$31,800	Reassessment
1998	\$30,000	\$0	\$30,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
---------------	----------------------	--------------	----------------	----------------------------------

Planning

Master Plan Future Land Use: IND
Zoning District: M-1 - Light Industrial
Planning District: Broad Rock
Traffic Zone: 1207
City Neighborhood Code: WDR
City Neighborhood Name: Windsor
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: Y
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	2015	0608002	060800
1990	104	0608981	060898

Schools

Elementary School: Oak Grove
Middle School: Boushall
High School: Wythe

Public Safety

Police Precinct: 2
Police Sector: 213
Fire District: 21
Dispatch Zone: 134B

Public Works Schedules

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

Government Districts

Council District: 8
Council District for 2025 (Current Election): 8
Voter Precinct: 806
State House District: 79
State Senate District: 15
Congressional District: 4

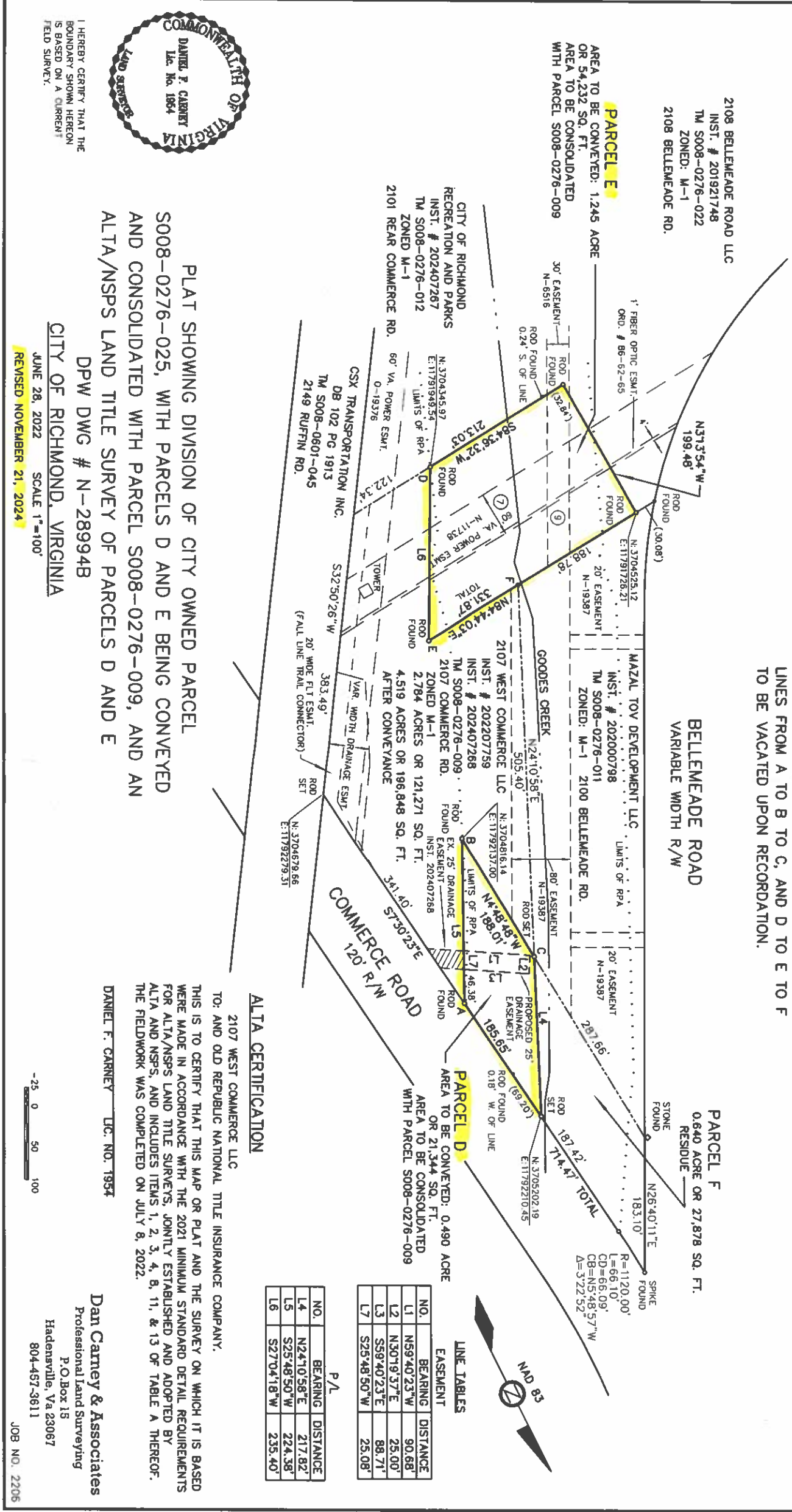
GENERAL NOTES

- OWNER: CITY OF RICHMOND
 DEED BOOK 192 PAGE 30 (PARCELS D, E, AND F)
1. PARENT PARCEL ID NUMBER OF PARCEL E: S008-0276-010
 PARENT PARCEL ID NUMBER OF PARCELS D AND F S008-0276-025
 2. ZONING: M-1
 3. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP 51012900810, DATED 4/2/09.
 4. TITLE REPORT FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER B22-3742R, DATED JANUARY, 19, 2023 AT 7:00 AM
 5. NO BUILDINGS WERE OBSERVED ON PARCELS D OR E.

ITEMS FROM SCHEDULE B, SECTION 2

- ⑦ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER CO. IN DB 214 PG 9, DIV. II - PLOTTED
 - ⑧ EASEMENT IN DB 938 PG 186 - NOT PLOTTED, NOT LOCATED ON SUBJECT PROPERTY.
 - ⑨ EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER CO. IN DB 1008 PG 102 - PLOTTED
 - ⑩ AGREEMENT WITH VIRGINIA ELECTRIC AND POWER CO. IN DB 264 PG 28 - NOT PLOTTED, SUPPORTING DOCUMENTS NOT PROVIDED.
 - ⑪ EASEMENTS ESTABLISHED IN ORDINANCE ADOPTED OCTOBER 10, 2022 - NOT PLOTTED, SUPPORTING DOCUMENTS NOT PROVIDED.
- DRAINAGE EASEMENT ON PARCEL D (2,242 SQ. FT.), TO BE RETAINED BY CITY.
 RPA DETERMINED BY FIELD LOCATION OF GOODES CREEK, DEFINED AS 100 FEET FROM EDGE OF WATERWAY.

LINES FROM A TO B TO C, AND D TO E TO F
 TO BE VACATED UPON RECORDATION.



LINE TABLES

NO.	BEARING	DISTANCE
L1	N59°40'23"W	90.68'
L2	N30°19'37"E	25.00'
L3	S59°40'23"E	88.71'
L7	S25°48'50"W	25.08'

P/L

NO.	BEARING	DISTANCE
L4	N24°10'58"E	217.82'
L5	S25°48'50"W	224.38'
L6	S27°04'18"W	235.40'

PLAT SHOWING DIVISION OF CITY OWNED PARCEL
 S008-0276-025, WITH PARCELS D AND E BEING CONVEYED
 AND CONSOLIDATED WITH PARCEL S008-0276-009, AND AN
 ALTA/NSPS LAND TITLE SURVEY OF PARCELS D AND E

DPW DWG # N-28994B

CITY OF RICHMOND, VIRGINIA

JUNE 28, 2022 SCALE 1"=100'
 REVISED NOVEMBER 21, 2024



I HEREBY CERTIFY THAT THE
 BOUNDARY SHOWN HEREON
 IS BASED ON A CURRENT
 FIELD SURVEY.

ALTA CERTIFICATION
 2107 WEST COMMERCE LLC
 TO: AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
 WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS
 FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY
 ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11, & 13 OF TABLE A THEREOF.
 THE FIELDWORK WAS COMPLETED ON JULY 8, 2022.

DANIEL F. CARNEY LIC. NO. 1954

Dan Carney & Associates
 Professional Land Surveying
 P.O. Box 15
 HadenSVille, Va 23067
 804-457-3611

JOB NO. 2206