



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

CHAIRMAN: David E. Richards  
VICE-CHAIRMAN: Asa C. Jenrette Jr.  
SECRETARY: Aimee Hower  
MEMBERS: Pamela F. Christiansen, G. Cliff Moore, Carl D. Burt

HEARING MEETING MINUTES

June 3, 2025 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, Carl D. Burt, Pamela F. Christiansen, Asa C. Jenrette Jr., G. Cliff Moore  
The meeting began at 8:30 am.

III. Reading of Minutes of Preceding Meeting

The meeting's minutes were not approved.

IV. Unfinished Business

None. There were no minutes to be approved.

V. Appeal Hearings

1 Case: FY2026 - 7000124 Owner: HD DEVELOPMENT OF MARYLAND INC C/O HOME DEPOT USA INC  
PIN: 7000124 Address: 1413 N ARMISTEAD AVE

	Assessment	Office Review	Requested	Recommended	Decision	Change
Land	\$6,312,700	NA		\$6,312,700	\$6,312,700	\$0
Improvement(s)	\$6,424,900	NA		\$6,424,900	\$6,424,900	\$0
Total	\$12,737,600	NA	\$11,200,000	\$12,737,600	\$12,737,600	\$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.

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

David E. Richards	Yea	G. Cliff Moore	Yea
Pamela F. Christianse	Yea	Carl D. Burt	Yea
Asa C. Jenrette Jr.	Yea		

**2 Case:** FY2026 - 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>Requested</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$8,535,100	NA		\$8,535,100	\$8,535,100	<b>\$0</b>
Improvement(s)	\$9,280,800	NA		\$9,280,800	\$9,280,800	<b>\$0</b>
<b>Total</b>	<b>\$17,815,900</b>	<b>NA</b>	<b>\$14,901,700</b>	<b>\$17,815,900</b>	<b>\$17,815,900</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 Eric Sullivan.

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

David E. Richards	Yea	G. Cliff Moore	Yea
Pamela F. Christianse	Yea	Carl D. Burt	Yea
Asa C. Jenrette Jr.	Yea		

**3 Case:** FY2026 - 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>Requested</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$10,048,200	NA	\$10,048,200	\$10,048,200	\$10,048,200	<b>\$0</b>
Improvement(s)	\$10,318,900	NA	\$4,562,030	\$10,318,900	\$10,318,900	<b>\$0</b>
<b>Total</b>	<b>\$20,367,100</b>	<b>NA</b>	<b>\$14,610,230</b>	<b>\$20,367,100</b>	<b>\$20,367,100</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 Eric Sullivan.

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

David E. Richards	Yea	G. Cliff Moore	Yea
Pamela F. Christianse	Yea	Carl D. Burt	Yea
Asa C. Jenrette Jr.	Yea		

**4 Case:** FY2026 - 13003222 **Owner:** MILL CREEK ASSOCIATES LLC 3400 BUILDING STE 200  
**PIN:** 13003222 **Address:** 137 ATLANTIC AVE

	<i>Assessment</i>	<i>Office Review</i>	<i>Requested</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	<b>\$0</b>
Improvement(s)	\$9,731,600	\$9,731,600	\$8,650,000	\$9,731,600	\$9,731,600	<b>\$0</b>
<b>Total</b>	<b>\$11,081,600</b>	<b>\$11,081,600</b>	<b>\$10,000,000</b>	<b>\$11,081,600</b>	<b>\$11,081,600</b>	<b>\$0</b>

The owner or agent did not make a presentation. 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 Trudy Clatterbaugh.

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

David E. Richards	Yea	G. Cliff Moore	Yea
Pamela F. Christianse	Yea	Carl D. Burt	Yea
Asa C. Jenrette Jr.	Yea		

5 **Case:** FY2026 - 13004554 **Owner:** LUMEN OWNER LLC  
**PIN:** 13004554 **Address:** 2110 NORTH CAMPUS PKWY

	<i>Assessment</i>	<i>Office Review</i>	<i>Requested</i>	<i>Recommended</i>	<i>Decision</i>	<i>Change</i>
Land	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000	<b>\$0</b>
Improvement(s)	\$56,594,900	\$56,594,900	\$53,217,890	\$56,594,900	\$56,594,900	<b>\$0</b>
Total	<b>\$64,094,900</b>	<b>\$64,094,900</b>	<b>\$60,717,890</b>	<b>\$64,094,900</b>	<b>\$64,094,900</b>	<b>\$0</b>

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 Trudy Clatterbaugh. The Board went into closed session for discussion.

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

David E. Richards	Yea	G. Cliff Moore	Yea
Pamela F. Christianse	Yea	Carl D. Burt	Yea
Asa C. Jenrette Jr.	Yea		

**Other Notes:** The agenda was amended to hear this case second because the owner's agent, Daniel Grubb, was present.

**VI. New Business**

None

**VII. Announcements**

None

**VIII. Adjournment**

The meeting was adjourned at 9:48 AM.

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*Recipient of the Certificate of Excellence in Assessment Administration  
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