

General Information

Owner VEPCO ELECTRIC POWER COMPANY		Legal Description VEPCO'S ADDITION TO VIRGINIA HIGHLANDS 61,647 SQ FT	
Mailing Address 10900 NUCKOLS RD 4TH FLOOR GLEN ALLEN VA 23060		Trade Name	
Year Built N/A	Units N/A	EU# N/A	
Property Class Code 215-Gen Comm - other	Zoning RA7-16/C-O-2.5	Lot Size 61647	
Neighborhood# 980000	Map Book/Page 075-15	Polygon 35008237	
Site Plan N/A	Rezoning N/A	Tax Exempt 6 - State Corporation Commission Assessed No	

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2026	01- Annual	\$2,206,300	\$1,000	\$2,207,300
1/1/2025	01- Annual	\$2,206,300	\$1,000	\$2,207,300
1/1/2024	01- Annual	\$2,206,300	\$1,000	\$2,207,300
1/1/2023	01- Annual	\$2,206,300	\$1,000	\$2,207,300
1/1/2022	01- Annual	\$2,206,300	\$1,000	\$2,207,300

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
VEPCO ELECTRIC POWER	3/29/2021	\$0	D-Resub/Declaration	/	20210100011508

Neighborhood 980000 Sales between 7/1/2022 and 12/31/2026

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
34-027-051	RICHMOND HWY	2/11/2026	\$0	M-Multiple RPCs Land Sale	/	20190100002394
24-005-022	140 S WISE ST	2/6/2026	\$0	5-Not Market Sale	/	20260100001844
36-042-013	420 23rd ST S	2/6/2026	\$0	5-Not Market Sale	/	20260100001843
23-039-043	918 S MONROE ST	1/27/2026	\$2,200,000	4-Multiple RPCs, Not A Coded S	/	20260100001259
23-039-027	S MONROE ST	1/27/2026	\$2,200,000	4-Multiple RPCs, Not A Coded S	/	20260100001259
22-010-007	S CARLIN SPRINGS RD	1/6/2026	\$3,211,200	4-Multiple RPCs, Not A Coded S	/	20260100000239
22-010-002	820 S CARLIN SPRINGS RD	1/6/2026	\$3,211,200	4-Multiple RPCs, Not A Coded S	/	20260100000239
36-042-012	422 23rd ST S	1/1/2026	\$8,400,000		/	20260100000059
21-034-020	S CARLIN SPRINGS RD	12/30/2025	\$40,211,868	4-Multiple RPCs, Not A Coded S	/	20260100000311
21-034-019	550 S CARLIN SPRINGS RD	12/30/2025	\$40,211,868	4-Multiple RPCs, Not A Coded S	/	20260100000311
25-016-001	2801 COLUMBIA PIKE	12/29/2025	\$5,850,000		/	20250100016957
31-025-089	2323 SHIRLINGTON RD	12/29/2025	\$225,000		/	20250100016955
31-025-088	2325 SHIRLINGTON RD	12/29/2025	\$810,000		/	20250100016845
31-034-025	2500 S FILLMORE CT	12/22/2025	\$21,000,000		/	20250100016836
31-034-024	2480 S GLEBE RD	12/22/2025	\$29,000,000		/	20250100016837
31-025-052	3022 22nd ST S	12/22/2025	\$300,000		/	20250100016689
34-020-300	2100 CRYSTAL DR	12/9/2025	\$8,000,000		/	20250100016076
34-020-300	2100 CRYSTAL DR	12/2/2025	\$0		/	20250100015679
23-003-002	4300 ARLINGTON BLVD	11/19/2025	\$0	Q-Court Order/Quiet Title	/	20250100015184
28-018-035	4715 S KING ST	11/4/2025	\$0	A-Correction Deed	/	20250100014568
28-018-033	5049 CHESTERFIELD RD	11/4/2025	\$0	A-Correction Deed	/	20250100014568
28-018-031	4701 S KING ST	11/4/2025	\$0	A-Correction Deed	/	20250100014568
28-018-034	4707 S KING ST	11/4/2025	\$0	A-Correction Deed	/	20250100014568
23-001-034	10 S GLEBE RD	10/28/2025	\$0	5-Not Market Sale	/	20250100014118
36-018-002	507 23rd ST S	10/28/2025	\$1,500,000		/	20250100014171
32-001-034	2324 COLUMBIA PIKE	10/10/2025	\$2,750,000		/	20250100013384
36-018-026	539 23rd ST S	10/7/2025	\$0	D-Resub/Declaration	/	20250100013056
34-027-549	3639 S GLEBE RD	9/19/2025	\$0	D-Resub/Declaration	/	20250100014068
34-027-549	3639 S GLEBE RD	9/16/2025	\$21,625,000	4-Multiple RPCs, Not A Coded S	/	20250100012182
23-001-041	S GLEBE RD	9/9/2025	\$12,500,000	4-Multiple RPCs, Not A Coded S	/	20250100011723
23-001-029	S GLEBE RD	9/9/2025	\$12,500,000	4-Multiple RPCs, Not A Coded S	/	20250100011723
23-001-037	36 S GLEBE RD	9/9/2025	\$12,500,000	4-Multiple RPCs, Not A Coded S	/	20250100011723
23-001-040	S GLEBE RD	9/9/2025	\$12,500,000	4-Multiple RPCs, Not A Coded S	/	20250100011723

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23-001-042	S GLEBE RD	9/9/2025	\$12,500,000	4-Multiple RPCs, Not A Coded S	/	20250100011723
23-001-043	46 S GLEBE RD	9/9/2025	\$12,500,000	4-Multiple RPCs, Not A Coded S	/	20250100011723
23-001-036	32 S GLEBE RD	9/9/2025	\$12,500,000	4-Multiple RPCs, Not A Coded S	/	20250100011723
23-001-038	40 S GLEBE RD	9/9/2025	\$12,500,000	4-Multiple RPCs, Not A Coded S	/	20250100011723
23-001-039	S GLEBE RD	9/9/2025	\$12,500,000	4-Multiple RPCs, Not A Coded S	/	20250100011723
23-001-028	S OAKLAND ST	9/9/2025	\$12,500,000	4-Multiple RPCs, Not A Coded S	/	20250100011723
23-001-035	S GLEBE RD	9/9/2025	\$12,500,000	4-Multiple RPCs, Not A Coded S	/	20250100011723
36-041-002	566 23rd ST S	9/5/2025	\$3,010,000		/	20250100011656
36-009-005	820 18th ST S	9/4/2025	\$0	5-Not Market Sale	/	20250100011469
25-024-056	900 S ORME ST	9/4/2025	\$33,250,000	4-Multiple RPCs, Not A Coded S	/	20250100011557
25-025-071	COLUMBIA PIKE	9/4/2025	\$3,000,000	4-Multiple RPCs, Not A Coded S	/	20250100011558
25-024-053	S ORME ST	9/4/2025	\$33,250,000	4-Multiple RPCs, Not A Coded S	/	20250100011557
25-025-030	S ODE ST	9/4/2025	\$3,000,000	4-Multiple RPCs, Not A Coded S	/	20250100011558
28-018-033	5049 CHESTERFIELD RD	8/14/2025	\$3,500,000	4-Multiple RPCs, Not A Coded S	/	20250100010639
28-018-034	4707 S KING ST	8/14/2025	\$3,500,000	4-Multiple RPCs, Not A Coded S	/	20250100010639
28-018-035	4715 S KING ST	8/14/2025	\$3,500,000	4-Multiple RPCs, Not A Coded S	/	20250100010639
28-018-031	4701 S KING ST	8/14/2025	\$3,500,000	4-Multiple RPCs, Not A Coded S	/	20250100010639
28-019-032	4675 S KING ST	7/23/2025	\$3,750,000		/	20250100009540
28-018-033	5049 CHESTERFIELD RD	6/27/2025	\$0	Q-Court Order/Quiet Title	/	20250100008322
28-018-035	4715 S KING ST	6/27/2025	\$0	Q-Court Order/Quiet Title	/	20250100008322
28-018-031	4701 S KING ST	6/27/2025	\$0	Q-Court Order/Quiet Title	/	20250100008322
28-018-034	4707 S KING ST	6/27/2025	\$0	Q-Court Order/Quiet Title	/	20250100008322
25-028-001	1451 COLUMBIA PIKE	6/20/2025	\$0	2-Sale or Gift to Relative	/	20250100007748
23-039-043	918 S MONROE ST	4/23/2025	\$0	5-Not Market Sale	/	20250100004820
23-039-027	S MONROE ST	4/23/2025	\$0	5-Not Market Sale	/	20250100004819
32-005-005	S EDGEWOOD ST	3/7/2025	\$470,000	4-Multiple RPCs, Not A Coded S	/	20250100002807
32-005-017	S WALTER REED DR	3/7/2025	\$470,000	4-Multiple RPCs, Not A Coded S	/	20250100002807
32-005-004	2820 COLUMBIA PIKE	3/7/2025	\$470,000	4-Multiple RPCs, Not A Coded S	/	20250100002807
29-002-009	2710 S NELSON ST	1/29/2025	\$8,225,000		/	20250100001307
32-006-011	2900 COLUMBIA PIKE	12/3/2024	\$0	2-Sale or Gift to Relative	/	20240100014226
36-039-004	764 23rd ST S	11/26/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100014322
36-039-003	778 23rd ST S	11/26/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100014322
36-039-013	758 23rd ST S	11/26/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100014322

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26-002-007	3602 COLUMBIA PIKE	11/12/2024	\$0	7-Partial Interest	/	20240100014089
26-002-007	3602 COLUMBIA PIKE	11/12/2024	\$0	7-Partial Interest	/	20240100014090
26-002-007	3602 COLUMBIA PIKE	11/12/2024	\$0	7-Partial Interest	/	20240100014088
35-001-029	1460 RICHMOND HWY	11/6/2024	\$0	D-Resub/Declaration	/	20240100012764
36-041-010	2316 S EADS ST	10/11/2024	\$3,150,000	4-Multiple RPCs, Not A Coded S	/	20240100013242
36-041-009	2306 S EADS ST	10/11/2024	\$3,150,000	4-Multiple RPCs, Not A Coded S	/	20240100013242
23-040-002	919 S MONROE ST	8/22/2024	\$630,000		/	20240100009851
23-033-001	4211 COLUMBIA PIKE	7/1/2024	\$0	F-Multiple RPCs Not Market Sal	/	2024 0100011045
32-003-004	1031 S EDGEWOOD ST	7/1/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100011045
36-042-008	2333 S EADS ST	7/1/2024	\$0	F-Multiple RPCs Not Market Sal	/	2024 01 00011045
36-042-009	2325 S EADS ST	7/1/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100011045
37-026-001	2804 RICHMOND HWY	7/1/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100011045
32-003-001	2709 11th ST S	7/1/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100011045
36-042-006	2400 RICHMOND HWY	7/1/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100011045
36-042-007	RICHMOND HWY	7/1/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100011045
36-042-001	2780 RICHMOND HWY	7/1/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100011045
36-042-004	2600 RICHMOND HWY	7/1/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100011045
23-006-169	S ABINGDON ST	6/6/2024	\$0	L-Land Sale	/	20240100009125
35-004-016	1200 S FERN ST	5/6/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100005053
35-004-016	1200 S FERN ST	5/6/2024	\$0	F-Multiple RPCs Not Market Sal	/	20240100005054
25-014-011	816 S WALTER REED DR	4/16/2024	\$0	D-Resub/Declaration	/	20240100004008
22-001-103	5401 7th RD S	4/15/2024	\$0	2-Sale or Gift to Relative	/	20240100004454
35-004-016	1200 S FERN ST	3/19/2024	\$0	7-Partial Interest	/	20240100005052
35-001-027	400 11th ST S	2/21/2024	\$0		/	20240100001778
29-002-018	2601 S OXFORD ST	2/13/2024	\$0	2-Sale or Gift to Relative	/	20240100008722
23-040-002	919 S MONROE ST	1/8/2024	\$0	W-Will / R.O.S/L O H	/	20240400039817
32-005-004	2820 COLUMBIA PIKE	12/13/2023	\$0	F-Multiple RPCs Not Market Sal	/	20250100004168
32-005-005	S EDGEWOOD ST	12/13/2023	\$0	F-Multiple RPCs Not Market Sal	/	20250100004168
32-005-017	S WALTER REED DR	12/13/2023	\$0	F-Multiple RPCs Not Market Sal	/	20250100004168
34-026-035	1999 RICHMOND HWY	11/30/2023	\$65,800,000	6-Quitclaim	/	20230100013897
29-002-008	2709 S OAKLAND ST	10/10/2023	\$0	5-Not Market Sale	/	20230100012236
25-017-044	2300 9th ST S	8/31/2023	\$3,700,000	4-Multiple RPCs, Not A Coded S	/	20230100010192
25-017-048	9th ST S	8/31/2023	\$3,700,000	4-Multiple RPCs, Not A Coded S	/	20230100010192
29-022-005	3522 S FOUR MILE RUN DR	8/30/2023	\$2,000,000	4-Multiple RPCs, Not A Coded S	/	20230100010109

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29-022-004	3520 S FOUR MILE RUN DR	8/30/2023	\$2,000,000	4-Multiple RPCs, Not A Coded S	/	20230100010109
34-027-573	S CLARK ST	8/24/2023	\$0	L-Land Sale	/	20230100010127
25-017-044	2300 9th ST S	8/23/2023	\$3,900,000	F-Multiple RPCs Not Market Sal	/	20230100009879
25-017-048	9th ST S	8/23/2023	\$3,900,000	F-Multiple RPCs Not Market Sal	/	20230100009879
32-006-031	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	20230100008571
32-006-032	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	20230100008571
32-006-033	2920 COLUMBIA PIKE	7/24/2023	\$105,000,000	4-Multiple RPCs, Not A Coded S	/	20230100008571
28-018-043	CHESTERFIELD RD	6/27/2023	\$16,738,200	J-Property in 2 Jurisdictions	/	20230100009108
23-039-043	918 S MONROE ST	2/6/2023	\$0	W-Will / R.O.S/L O H	/	20250400043545
36-030-001	775 23rd ST S	1/23/2023	\$1,400,000		/	20230100000778
38-002-007	2445 ARMY NAVY DR	12/20/2022	\$6,000,000		/	20220100020924
21-034-019	550 S CARLIN SPRINGS RD	12/15/2022	\$0	F-Multiple RPCs Not Market Sal	/	20230100000777
21-034-020	S CARLIN SPRINGS RD	12/15/2022	\$0	F-Multiple RPCs Not Market Sal	/	20230100000777
36-041-006	536 23rd ST S	9/14/2022	\$0	F-Multiple RPCs Not Market Sal	/	20220100016478
36-018-007	529 23rd ST S	9/14/2022	\$0	F-Multiple RPCs Not Market Sal	/	20220100016478
23-028-016	716 S GLEBE RD	7/15/2022	\$8,000,000	4-Multiple RPCs, Not A Coded S	/	20220100013981
23-028-016	716 S GLEBE RD	7/8/2022	\$0	Q-Court Order/Quiet Title	/	20220100014741
23-028-016	716 S GLEBE RD	7/8/2022	\$0	Q-Court Order/Quiet Title	/	20220100013333
31-034-036	2503 SHIRLINGTON RD	7/7/2022	\$9,500,000	4-Multiple RPCs, Not A Coded S	/	20220100013144
31-034-018	2501 SHIRLINGTON RD	7/7/2022	\$9,500,000	4-Multiple RPCs, Not A Coded S	/	
31-034-037	SHIRLINGTON RD	7/7/2022	\$9,500,000	4-Multiple RPCs, Not A Coded S	/	20220100013144

Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B2100958	--	CNEW	\$16,600,000
B2100879	--	CNEW	\$1,137,000

Note: Permits are issued and tracked by the [Community Planning, Housing & Development Department](#). The permits reflected above are considered in the property's assessment. *Cost Estimates are provided by the permit applicants.

Property Balances

Year	Assessment	Blended Tax Rate	Tax Levied	Stormwater ERU	Stormwater Rate	Stormwater Utility Fee	Total Payment Due	1st Install		2nd Install																																	
								Due	Status	Due	Status																																
2025	\$2,207,300	1.158	\$0.00	10.00	258.00	\$2,580.00	\$0.00	\$0.00	N/A	\$0.00	N/A																																
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Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																																					
2024	\$2,207,300	1.158	\$0.00	10.00	258.00	\$2,580.00	\$0.00	\$0.00	N/A	\$0.00	N/A																																
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1st Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date																																				
Payment	\$0.00	-\$1,290.00	-\$129.00	-\$26.21	\$0.00	-\$1,445.21	6/15/2024																																				
SW Fee	\$0.00	\$1,290.00	\$129.00	\$26.21	\$0.00	\$1,445.21																																					
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																																					
<table border="1"> <thead> <tr> <th>2nd Install</th> <th>Tax</th> <th>Stormwater Fee</th> <th>Penalty</th> <th>Interest</th> <th>Fees</th> <th>Total</th> <th>Due date</th> </tr> </thead> <tbody> <tr> <td>Payment</td> <td>\$0.00</td> <td>-\$1,290.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>-\$1,290.00</td> <td>10/5/2024</td> </tr> <tr> <td>SW Fee</td> <td>\$0.00</td> <td>\$1,290.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$1,290.00</td> <td></td> </tr> <tr> <td>Due</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td></td> </tr> </tbody> </table>												2nd Install	Tax	Stormwater Fee	Penalty	Interest	Fees	Total	Due date	Payment	\$0.00	-\$1,290.00	\$0.00	\$0.00	\$0.00	-\$1,290.00	10/5/2024	SW Fee	\$0.00	\$1,290.00	\$0.00	\$0.00	\$0.00	\$1,290.00		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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