

Property: 900 W Franklin St **Parcel ID:** W0000468020**Parcel**

Street Address: 900 W Franklin St Richmond, VA 23220-4115
Owner: NWJ CHESTERFIELD APARTMENTS
Mailing Address: 55 5TH AVE 14TH FLOOR, NEW YORK, NY 10003
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 502 - MF Central
Property Class: 330 - R Apartments High Rise
Zoning District: R-73 - Residential (Multi-Family)
Exemption Code: -
Unit Count: 63

Current Assessment

Effective Date: 01/01/2019
Land Value: \$1,950,000
Improvement Value: \$3,910,000
Total Value: \$5,860,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 12240
Acreage: 0.281
Property Description 1: 0080.00X0153.00 0000.000
State Plane Coords(?<#>): X= 11786663.2001 Y= 3725310.732501
Latitude: 37.54936058 , **Longitude:** -77.45232327

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 80
Rear Size: 153
Parcel Square Feet: 12240
Acreage: 0.281
Property Description 1: 0080.00X0153.00 0000.000
Subdivision Name : NONE
State Plane Coords(?<#>): X= 11786663.2001 Y= 3725310.732501
Latitude: 37.54936058 , **Longitude:** -77.45232327

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$1,950,000	\$3,910,000	\$5,860,000	Reassessment
2018	\$1,260,000	\$3,681,000	\$4,941,000	Reassessment
2017	\$1,260,000	\$3,681,000	\$4,941,000	Reassessment
2016	\$1,000,000	\$3,941,000	\$4,941,000	Reassessment
2015	\$1,000,000	\$3,790,000	\$4,790,000	Reassessment
2014	\$1,000,000	\$3,650,000	\$4,650,000	Reassessment
2013	\$1,000,000	\$3,650,000	\$4,650,000	Reassessment
2012	\$1,000,000	\$3,650,000	\$4,650,000	Reassessment
2011	\$1,000,000	\$3,443,000	\$4,443,000	CarryOver
2010	\$1,000,000	\$3,443,000	\$4,443,000	Reassessment
2009	\$1,000,000	\$3,742,000	\$4,742,000	Reassessment
2008	\$693,000	\$4,049,000	\$4,742,000	Reassessment
2007	\$693,000	\$3,911,000	\$4,604,000	Reassessment
2006	\$346,500	\$3,259,200	\$3,605,700	Reassessment
2005	\$330,000	\$3,104,000	\$3,434,000	Reassessment
2004	\$287,200	\$2,572,800	\$2,860,000	Reassessment
2002	\$287,200	\$1,972,000	\$2,259,200	Reassessment
2001	\$325,000	\$1,972,000	\$2,297,000	Reassessment
2000	\$325,000	\$1,450,000	\$1,775,000	Reassessment
1998	\$325,000	\$1,450,000	\$1,775,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/27/2014	\$0	NWJ CHESTERFIELD APARTMENTS	ID2014-8742	2 - INVALID SALE-Relation Between Buyer/Seller
08/15/2007	\$0	CHESTERFIELD BUILDING LLC	ID2007-27783	2 - INVALID SALE-DO NOT USE
02/20/2003	\$3,800,000	CHESTERFIELD APARTMENTS LC	ID2003-7581	
01/31/1984	\$1,250,000	Not Available	00825-2053	
06/01/1972	\$310,000	Not Available	000676-D00283	

Planning

Master Plan Future Land Use: DT-UCA
Zoning District: R-73 - Residential (Multi-Family)
Planning District: Near West
Traffic Zone: 1097
City Neighborhood Code: VCU
City Neighborhood Name: VCU
Civic Code: 0350
Civic Association Name: Fan District Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: West Franklin Street
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	1004	0403001	040300
1990	105	0403001	040300

Schools

Elementary School: Fox
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 4
Police Sector: 413
Fire District: 10
Dispatch Zone: 029A

Public Works Schedules

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

Government Districts

Council District: 2
Voter Precinct: 214
State House District: 71
State Senate District: 10
Congressional District: 4

Extension 1 Details

Extension Name: C01 - Chesterfield Apts & Retail
Year Built: 1900
Stories: 7
Units: 63
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: 69884 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 65227 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 9313 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:W0000468020 Desc:C01

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Sketch Images

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