

Property Information		Request Information		Update Information
File#:	24-10181906-1	Requested Date:	09/20/2024	Update Requested:
Owner:	Mpd Ventures LLC	Branch:		Requested By:
Address 1:	203 Beacon Ridge Drive	Date Completed:	10/01/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Hopewell City, VA 23860	# of Parcel(s):	1	

### Notes

CODE VIOLATIONS	<p>Per City of Hopewell Department of Zoning there are no Code Violation cases on this property.</p> <p>Collector: City of Hopewell          Payable Address: P.O Box 1625 Hopewell VA 23860          Business# 804-541-2247</p>
PERMITS	N/A
SPECIAL ASSESSMENTS	<p>Per City of Hopewell Department of Finance there are no Special Assessments/liens on the property.</p> <p>Collector: City of Hopewell          Payable Address: P.O Box 1625 Hopewell VA 23860          Business# 804-541-2247</p>
DEMOLITION	NO
UTILITIES	<p>Water &amp; Sewer          This property is vacant and is not currently serviced for public utilities</p> <p>Garbage:          Garbage private hauler with lien status and balance unknown</p>

# City of Hopewell, VA

## Summary

Parcel ID 2850020  
Tax ID 2850020  
Neighborhood 35  
Property Address 203 Beacon Ridge Dr  
Hopewell, VA 23860  
Legal Description LOT 4 2.322 ACRES SUBDIVISION: ANCHOR POINT  
(Note: Not to be used on legal documents)  
Acreage N/A  
Class 1 - 1 Single Family Urban  
Tax District/Area 04

[View Map](#)

## Owner

Primary Owner  
[Mpd Ventures LLC](#)  
3800 Patterson Ave  
Richmond, VA 23221

## Site Description

Zoning R4

## Land

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
Homesite			0.000			1.00	1.00		81,300.00	81,300.00	81,300.00	L -4%	81,300.00

Land Detail Value Sum 81,300.00

## Transfers

Date	Owner 1	Owner 2	Book & Page	Document #	Amount
5/26/2006	ANCHOR POINT VENTURES LLC			060001859	\$0
3/27/1998	A		299/736		\$1

## Valuation

Assessment Year		01/01/2023	01/01/2021	01/01/2019	01/01/2017	01/01/2015
Reason for Change		Reassessment	Reassessment	Reassessment	Reassessment	Reassessment
VALUATION	Land	\$81,300	\$81,300	\$81,300	\$78,000	\$78,000
(Assessed Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	<b>Total</b>	<b>\$81,300</b>	<b>\$81,300</b>	<b>\$81,300</b>	<b>\$78,000</b>	<b>\$78,000</b>

No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Photos, Sketches.

[User Privacy Policy](#) [GDPR Privacy Notice](#)  
Last Data Upload: 01/10/2024, 05:31:46





## City of Hopewell

City Attorney  
P.O. Box 1625  
Hopewell, VA 23860

Phone: 804.541.2247  
Fax: 804.302.7540

September 20, 2024

Sent via JustFOIA  
Max Young

Re: FOIA Request

Dear Requestor:

The City of Hopewell received your request for records made pursuant to the Virginia Freedom of Information Act (Va. Code § 2.2-3700 et seq.). Your request stated in pertinent part that you wished access to and copies of:

*“Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT on record in any city, town, village, or port authority.*

*We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.*

*Address - 203 Beacon Ridge Drive, Hopewell, VA 23860*

*Parcel - 2850020*

*Owner - Mpd Ventures LLC*

- 1. Please advise if the above address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.*
- 2. Also advise if there are any open Code Violation or fines due that needs attention currently.*
- 3. Advise if there are any unrecorded liens/fines/special assessments due..”*

There are no documents responsive to your request. There are unpaid taxes that are due on this property that are currently in collections. The collection attorney is with Sands Anderson, point of contact Geri, (540) 373 2504.

Thank you for contacting this office. Please call 804-541-2247 if you have any questions.

Sincerely,

**Marta Valle**

/s/

Marta A. Valle, Paralegal  
Hopewell City Attorney's Office