

BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

- D O C K E T -

- Alan Anderson Stephen Kindrick
- David Chitlik Gregory Wade
- Janet Coldsmith Michele Cappelle
- Joshua Bushma Betsy Gorman
- Vann Van Diepen

DATE: Tuesday, August 20, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS		BOARD DECISION
DOCKET TIME 09:00 AM	ATC PRINCE STREET LLC 1635 PRINCE ST 073.02-0B-2D	L	2,094,688	2,094,688	L
	ACCT# 50629170	B	905,312	905,312	B
	CASE# 2024--093	T	3,000,000	3,000,000	T
	LUC: 160				
	LEAID: 0451 APP: EBRAUN		AGENT/REP: N/A		
REMARK					
DOCKET TIME 09:30 AM	GRI BRADLEE LLC 3680 KING ST 022.03-01-01	L	28,228,655	28,228,655	L
	ACCT# 50311410	B	61,786,345	66,271,345	B
	CASE# 2024--076	T	90,015,000	94,500,000	T
	LUC: 488				
	LEAID: 0381 APP: SBRANIZOR		AGENT/REP: N/A		
REMARK					
DOCKET TIME 10:00 AM	THE SHOPS AT MARK CENTER OWNER LLC 1460 N BEAUREGARD ST 019.03-01-03	L	9,831,720	9,831,720	L
	ACCT# 41288500	B	12,813,280	13,938,280	B
	CASE# 2024--106	T	22,645,000	23,770,000	T
	LUC: 488				
	LEAID: 0187 APP: SBRANIZOR		AGENT/REP: N/A		
REMARK					
DOCKET TIME 10:30 AM	BEAUREGARD ALEXANDRIA LLC 1901 N BEAUREGARD ST 019.02-02-18	L	4,950,505	4,950,505	L
	ACCT# 60044470	B	7,249,495	6,749,495	B
	CASE# 2024--085	T	12,200,000	11,700,000	T
	LUC: 487				
	LEAID: 0188 APP: JLIPSCOMB		AGENT/REP: N/A		
REMARK					
DOCKET TIME 11:00 AM	BPMS ENCORE LLC 4615 SEMINARY RD 030.02-02-40	L	26,968,500	26,968,500	L
	ACCT# 46448050	B	78,548,500	77,215,500	B
	CASE# 2024--082	T	105,517,000	104,184,000	T
	LUC: 310				
	LEAID: 1287 APP: MLARSON		AGENT/REP: N/A		
REMARK					

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DATE: Tuesday, August 20, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS	BOARD DECISION
DOCKET TIME 11:30 AM	BPC DEL RAY COLLECTION LLC 6 E MONROE AV 043.01-05-16	L	1,859,245	1,834,672 L
	ACCT# 14643000	B	2,040,755	2,149,328 B
	CASE# 2024--084	T	3,900,000	3,984,000 T
	LUC: 310			
	LEAID: 1085 APP: MLARSON	AGENT/REP: N/A		

REMARK

DOCKET TIME 12:00 PM	650 POTOMAC AVENUE VIRGINIA LLC 650 POTOMAC AV 035.03-10-13	L	13,500,000	13,500,000 L
	ACCT# 60024480	B	52,604,000	47,838,000 B
	CASE# 2024--087	T	66,104,000	61,338,000 T
	LUC: 320			
	LEAID: 1189 APP: MLARSON	AGENT/REP: N/A		

REMARK

DOCKET TIME 12:30 PM	PP EISENHOWER INVESTORS LLC 2827 TELEK PL 071.04-02-88	L	18,480,000	18,480,000 L
	ACCT# 60036930	B	112,420,000	104,875,000 B
	CASE# 2024--098	T	130,900,000	123,355,000 T
	LUC: 330			
	LEAID: 0489 APP: MLARSON	AGENT/REP: N/A		

REMARK



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Tuesday, August 20, 2024

TIME: 09:00 am

LOCATION: City Hall, Room 3008

ATTENDANCE

PRESENT:

Bushman, Joshua
Chitlik, David
Kindrick, Stephen
Wade, Gregory

ABSENT:

Anderson, Alan
Cappelle, Michele
Gorman, Elizabeth
Van Diepen, Vann

VIRTUAL:

Coldsmith, Janet

MEETING MINUTES

1. 2024-093 – 1635 PRINCE ST

Appellant: ATC PRINCE ST LLC

Scheduled Time: 9:00 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 50629170

Appraiser: Eric Braun

Map-Block-Lot #: 073.02-0B-2D

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$3,000,000 by Bushman, Joshua

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

Bushman, Joshua
Chitlik, David
Coldsmith, Janet
Kindrick, Stephen
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$3,000,000

2. 2024-076 – 3680 KING ST

Appellant: GRI BRADLEE LLC

Agent: Libba McCraw

Account #: 50311410

Map-Block-Lot #: 022.03-01-01

Scheduled Time: 9:30 am

Presenter: Office of Real Estate Assessments

Appraiser: Stephanie Branizor

Appraiser Supervisor: Bryan Page

MOTION: To reduce the 2024 assessed value of \$94,500,000 to \$92,438,400 by Wade, Gregory

SECOND: Bushman, Joshua

APPROVED:

IN FAVOR:

Bushman, Joshua

Chitlik, David

Wade, Gregory

Wade, Gregory

AGAINST:

Bushman, Joshua

Kindrick, Stephen

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$92,438,400

3. 2024-106 – 1460 N BEAUREGARD ST

Appellant: THE SHOPS AT MARK CENTER OWNER LLC

Agent: Libba McCraw

Account #: 41288500

Map-Block-Lot #: 019.03-01-03

Scheduled Time: 10:00 am

Presenter: Office of Real Estate Assessments

Appraiser: Stephanie Branizor

Appraiser Supervisor: Bryan Page

MOTION: To reduce the 2024 assessed value of \$23,770,000 to \$23,150,000 by Coldsmith, Janet

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

Bushman, Joshua

Coldsmith, Janet

Kindrick, Stephen

Wade, Gregory

AGAINST:

Chitlik, David

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$23,150,000

4. 2024-082 – 4615 SEMINARY ROAD

Appellant: BPMS ENCORE LLC

Scheduled Time: 11:00 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 46448050

Appraiser: Madison Blume

Map-Block-Lot #: 030.02-02-40

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$104,184,000 by Coldsmith, Janet

SECOND: Bushman, Joshua

APPROVED:

IN FAVOR:

Bushman, Joshua

Chitlik, David

Coldsmith, Janet

Kindrick, Stephen

Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$104,184,000

5. 2024-084 – 6 E MONROE AVENUE

Appellant: BPC DEL RAY COLLECTION LLC

Scheduled Time: 11:30 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 14643000/14636500

Appraiser: Madison Blume

Map-Block-Lot #: 043.01-05-16/043.01-05-03

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$3,984,000 to \$3,864,500 by Wade, Gregory (14643000/14636500)

SECOND: Kindrick, Stephen

APPROVED:

IN FAVOR (14643000/14636500):

Bushman, Joshua

Chitlik, David

Coldsmith, Janet

Kindrick, Stephen

Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$3,864,500

6. 2024-087 – 650 POTOMAC AVENUE

Appellant: 650 POTOMAC AVENUE VIRGINIA LLC

Scheduled Time: 12:00 pm

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 60024480

Appraiser: Madison Blume

Map-Block-Lot #: 035.03-10-13

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$61,338,000 by Bushman, Joshua

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

Bushman, Joshua

Chitlik, David

Coldsmith, Janet

Kindrick, Stephen

Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$61,338,000

7. 2024-098 – 2827 TELEK PLACE

Appellant: PP EISENHOWER INVESTORS
LLC

Scheduled Time: 12:30 pm

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 50629170

Appraiser: Madison Blume

Map-Block-Lot #: 071.04-02-88

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$123,355,000 to \$119,130,000 by Bushman, Joshua

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

Bushman, Joshua

Chitlik, David

Coldsmith, Janet

Kindrick, Stephen

Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$119,130,000
