

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, July 9, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS	BOARD DECISION
DOCKET TIME 09:00 AM	SCHOECHLE LISA C TR 3145 N ROSSER ST 002.03-01-07	L	385,201	385,201 L
	ACCT# 41240000	B	213,388	213,388 B
	CASE# 2024--003	T	598,589	598,589 T
	LUC: 100			
	LEAID: 0106 APP: GJAMES	AGENT/REP: N/A		
REMARK				
DOCKET TIME 09:30 AM	AMINI MOHSEN AND MARY K TRS 306 LA VERNE AV 024.02-03-26	L	544,132	544,132 L
	ACCT# 13920000	B	1,438,186	1,438,186 B
	CASE# 2024--004	T	1,982,318	1,982,318 T
	LUC: 100			
	LEAID: 1010 APP: LBRADFORD	AGENT/REP: N/A		
REMARK				
DOCKET TIME 10:00 AM	MEHARI YEMANE 75 S REYNOLDS ST 404 048.03-0A-5.404	L	43,196	47,515 L
	ACCT# 60007210	B	111,955	123,150 B
	CASE# 2024--053	T	155,151	170,665 T
	LUC: 130			
	LEAID: 0561 APP: GRICHARDSON	AGENT/REP: N/A		
REMARK				
DOCKET TIME 10:30 AM	SATANOVSKY ALEXANDER AND YELENA SATANOVSKY KATERINA 5051 KILBURN ST 058.04-01-28	L	318,000	346,000 L
	ACCT# 50664100	B	384,360	431,233 B
	CASE# 2024--002	T	702,360	777,233 T
	LUC: 110			
	LEAID: 0507 APP: GRICHARDSON	AGENT/REP: N/A		
REMARK				
DOCKET TIME 11:00 AM	PHILLIPS CONSUELLA 75 S REYNOLDS ST 203 048.03-0A-5.203	L	42,332	46,565 L
	ACCT# 60006800	B	109,653	120,618 B
	CASE# 2024--056	T	151,985	167,183 T
	LUC: 130			
	LEAID: 0561 APP: GRICHARDSON	AGENT/REP: N/A		
REMARK				

BOARD OF EQUALIZATION AND ASSESSMENT REVIEW**- D O C K E T -**

- | | |
|---|--|
| ☐ Alan Anderson | ☒ Stephen Kindrick |
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| ☒ Joshua Bushma | ☐ Betsy Gorman |
| ☒ Vann Van Diepen | |

DATE: Tuesday, July 9, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS		BOARD DECISION
DOCKET TIME 11:30 AM	DOUGLAS RICHARD DAVID TR 307 YOAKUM PKWY 1423 056.04-0B-3.1423	L	80,956	92,002	L
	ACCT# 50195970	B	227,232	248,705	B
	CASE# 2024--054	T	308,188	340,707	T
	LUC: 140				
	LEAID: 0571 APP: GRICHARDSON AGENT/REP: N/A				
REMARK					



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Tuesday, July 9, 2024

TIME: 09:00 am

LOCATION: City Hall, Room 3008

ATTENDANCE

PRESENT:

Chitlik, David
Coldsmith, Janet
Kendrick, Stephen
Van Diepen, Vann

ABSENT:

Anderson, Alan
Bushman, Joshua
Cappelle, Michele
Gorman, Elizabeth
Wade, Gregory

VIRTUAL:

N/A

MEETING MINUTES

1. 2024-003 – 3145 N ROSSER ST

Appellant: SCHOECHLE LISA C TR

Scheduled Time: 9:00 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 41240000

Appraiser: Greylind James

Map-Block-Lot #: 002.03-01-07

Appraiser Supervisor: Stephanie Branizor

MOTION: To affirm the 2024 assessed value of \$598,589 by Coldsmith, Janet

SECOND: Kendrick, Stephen

APPROVED:

IN FAVOR:

Chitlik, David
Coldsmith, Janet
Kendrick, Stephen

AGAINST:

N/A

RECUSED:

Vann Van Diepen

ABSTAIN:

N/A

2024 Assessment Affirmed - \$598,589

2. 2024-004 – 306 LA VERNE AV

Appellant: MOHSEN AMINI AND MARY K. AMINI

Scheduled Time: 9:30 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 13920000

Appraiser: Leona Bradford

Map-Block-Lot #: 024.02-03-26

Appraiser Supervisor: Stephanie Branizor

MOTION: To affirm the 2024 assessed value of \$1,982,318 by Kindrick, Stephen

SECOND: Coldsmith, Janet

APPROVED:

IN FAVOR:

Chitlik, David
Coldsmith, Janet
Kendrick, Stephen
Van Diepen, Vann

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$1,982,318

3. 2024-002 – 5051 KILBURN STREET

Appellant: ALEXANDER SATANOVSKY

Scheduled Time: 10:30 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 50664100

Appraiser: Gregory Richardson

Map-Block-Lot #: 058.04-01-28

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$777,233 by Van Diepen, Vann

SECOND: Kindrick, Stephen

APPROVED:

IN FAVOR:

Chitlik, David
Coldsmith, Janet
Kendrick, Stephen
Van Diepen, Vann

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$777,233

4. 2024-056 – 307 YOAKUM PKWY #1423 75 S REYNOLDS

Appellant: CONSUELLA PHILLIPS

Scheduled Time: 11:00 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 60006800

Appraiser: Gregory Richardson

Map-Block-Lot #: 048.03-0A-5.203

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$167,183 Coldsmith, Janet

SECOND: Van Diepen, Vann

APPROVED:

IN FAVOR:

Chitlik, David
Coldsmith, Janet
Kendrick, Stephen
Van Diepen, Vann

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$167,183

5. 2024-054 – 307 YOAKUM PARKWAY #1423

Appellant: RICHARD DAVID DOUGLAS

Scheduled Time: 11:30 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 50195970

Appraiser: Gregory Richardson

Map-Block-Lot #: 056.04-08-3.1423

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$340,707 by Coldsmith, Janet

SECOND: Van Diepen, Vann

APPROVED:

IN FAVOR:

Chitlik, David
Coldsmith, Janet
Kendrick, Stephen
Van Diepen, Vann

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$340,707

APPEALS RESCHEDULED OR WITHDRAWN IN LIEU OF HEARING

1. 2024-053 – 75 S REYNOLDS STREET #404

Appellant: YEMANE MEHARI

Scheduled Time: 10:00 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 60007210

Appraiser: Gregory Richardson

Map-Block-Lot #: 048.03-0A-5.404

Appraiser Supervisor: Annwyn Milnes

ACTION: Rescheduled for July 16, 2024



CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 41240000
Property Address: 3145 N ROSSER ST
Date of Board Action: 7/9/2024 Abstract code: 100

Board Action

☒ Motion to affirm assessment
Made by COLD SMITH
Seconded by KINDRICK

Reason for affirming assessment:

☒ Substantial evidence was not presented that the Office of Real Estate Assessment's valuation exceeded the property's fair market value and the assessment was arrived at in accordance with generally accepted appraisal practice

☐ _____

☐ Motion to change assessment

Revised Assessment:

Land: _____

Made by _____

Improvement: _____

Seconded by _____

Total: _____

Reason for assessment change:

☐ Assessment not uniform in relation to comparable property _____

☐ Assessment exceeded fair market value _____

☐ Assessment based on incorrect data _____

☐ Assessment not determined in accordance with generally accepted appraisal practice

☐ Other reasons: _____

Vote:					
	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan					
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet	X	X			
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	REFUSED			REFUSED	
Wade, Gregory					

Board Chairman: _____

Signature

Date: _____

7/8/24

Board Secretary: _____

Signature

Date: _____

7/8/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 13920000
Property Address: 306 LA VERNE AV
Date of Board Action: 7/9/2024 Abstract code: 100

Board Action

☒ Motion to affirm assessment
Made by Kindrick
Seconded by Coldsmith

Reason for affirming assessment:

☒ Substantial evidence was not presented that the Office of Real Estate Assessment's valuation exceeded the property's fair market value and the assessment was arrived at in accordance with generally accepted appraisal practice

☐ _____

☐ Motion to change assessment

Revised Assessment:

Land: _____

Made by _____

Improvement: _____

Seconded by _____

Total: _____

Reason for assessment change:

- ☐ Assessment not uniform in relation to comparable property _____
☐ Assessment exceeded fair market value _____
☐ Assessment based on incorrect data _____
☐ Assessment not determined in accordance with generally accepted appraisal practice
☐ Other reasons: _____

Vote:					
	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan					
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet	X	X			
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory					

Board Chairman: _____

Signature

Date: 7/8/24

Board Secretary: _____

Signature

Date: 7/8/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50664100
Property Address: 5051 KILBURN ST
Date of Board Action: 7/9/2024 Abstract code: 110

Board Action

☒ Motion to affirm assessment
Made by VAN DIEPEN
Seconded by KINDRICK

Reason for affirming assessment:

☒ Substantial evidence was not presented that the Office of Real Estate Assessment's valuation exceeded the property's fair market value and the assessment was arrived at in accordance with generally accepted appraisal practice

☐ _____

☐ Motion to change assessment

Revised Assessment:

Land: _____

Improvement: _____

Total: _____

Made by _____
Seconded by _____

Reason for assessment change:

- ☐ Assessment not uniform in relation to comparable property _____
☐ Assessment exceeded fair market value _____
☐ Assessment based on incorrect data _____
☐ Assessment not determined in accordance with generally accepted appraisal practice
☐ Other reasons: _____

Vote:					
	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan					
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet	X	X			
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory					

Board Chairman: 

Date: 7/8/24

Signature

Board Secretary: 

Date: 7/8/24

Signature

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 60006800
Property Address: 75 S REYNOLDS ST 203
Date of Board Action: 7/9/2024 Abstract code: 130

Board Action

☒ Motion to affirm assessment
Made by VAN DIEPEN
Seconded by COLDSMITH

Reason for affirming assessment:

☒ Substantial evidence was not presented that the Office of Real Estate Assessment's valuation exceeded the property's fair market value and the assessment was arrived at in accordance with generally accepted appraisal practice

☐ _____

☐ Motion to change assessment

Revised Assessment:

Land: _____

Improvement: _____

Total: _____

Made by _____

Seconded by _____

Reason for assessment change:

☐ Assessment not uniform in relation to comparable property _____

☐ Assessment exceeded fair market value _____

☐ Assessment based on incorrect data _____

☐ Assessment not determined in accordance with generally accepted appraisal practice

☐ Other reasons: _____

Vote:					
	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan					
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet	X	X			
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory					

Board Chairman: _____

[Signature]
Signature

Date: _____

7/8/24

Board Secretary: _____

[Signature]
Signature

Date: _____

7/8/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50195970
Property Address: 307 YOAKUM PKWY 1423
Date of Board Action: 7/9/2024 Abstract code: 140

Board Action

☒ Motion to affirm assessment
Made by VAN DIEPEN COLDSMITH
Seconded by VAN DIEPEN

Reason for affirming assessment:

- ☒ Substantial evidence was not presented that the Office of Real Estate Assessment's valuation exceeded the property's fair market value and the assessment was arrived at in accordance with generally accepted appraisal practice

☐ _____

☐ Motion to change assessment

Revised Assessment:

Land: _____

Made by _____

Improvement: _____

Seconded by _____

Total: _____

Reason for assessment change:

- ☐ Assessment not uniform in relation to comparable property _____
☐ Assessment exceeded fair market value _____
☐ Assessment based on incorrect data _____
☐ Assessment not determined in accordance with generally accepted appraisal practice
☐ Other reasons: _____

Vote:					
	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan					
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet	X	X			
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory					

Board Chairman: _____

Signature

Date: 7/8/24

Board Secretary: _____

Signature

Date: 7/8/24