

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

<input checked="" type="checkbox"/> Alan Anderson	<input checked="" type="checkbox"/> Stephen Kindrick
<input checked="" type="checkbox"/> David Chitlik	<input checked="" type="checkbox"/> Gregory Wade
<input checked="" type="checkbox"/> Janet Coldsmith	<input type="checkbox"/> Michele Cappelle
<input checked="" type="checkbox"/> Joshua Bushma	<input type="checkbox"/> Betsy Gorman
<input checked="" type="checkbox"/> Vann Van Diepen	

DATE: Tuesday, August 6, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS		BOARD DECISION
DOCKET TIME 09:00 AM	SWEET KATHY Y OR R C TRS 509 ORONOCO ST 064.02-05-44	L	977,000	977,000	L
	ACCT# 60032700	B	1,086,552	1,086,552	B
	CASE# 2024--051	T	2,063,552	2,063,552	T
	LUC: 120				
	LEAID: 0945 APP: AMILNES	AGENT/REP: N/A			
REMARK					
DOCKET TIME 09:30 AM	JOHNSON KURT E OR OKKEMA JULIE M 1300 BISHOP LA 041.02-01-07	L	1,183,098	1,281,569	L
	ACCT# 17419000	B	468,427	505,347	B
	CASE# 2024--128	T	1,651,525	1,786,916	T
	LUC: 100				
	LEAID: 1402 APP: MLARSON	AGENT/REP: N/A			
REMARK					
DOCKET TIME 10:30 AM	EDLANDRIA SYNDICATE L C 6200 EDSALL RD 067.01-01-01	L	15,611,000	15,611,000	L
	ACCT# 37528050	B	29,379,000	27,007,000	B
	CASE# 2024--024	T	44,990,000	42,618,000	T
	LUC: 310				
	LEAID: 0586 APP: MLARSON	AGENT/REP: BLAKE WARREN			
REMARK					
DOCKET TIME 11:00 AM	WASHREIT ALEXANDRIA LLC 200 N RIPLEY ST 048.01-01-01	L	32,002,460	32,002,460	L
	ACCT# 38248000	B	75,346,540	73,116,540	B
	CASE# 2024--033	T	107,349,000	105,119,000	T
	LUC: 320				
	LEAID: 0585 APP: MLARSON	AGENT/REP: BLAKE WARREN			
REMARK					
DOCKET TIME 11:30 AM	907 KING LP 907 KING ST 064.04-05-41	L	706,860	706,860	L
	ACCT# 11500000	B	1,677,614	1,677,614	B
	CASE# 2024--038	T	2,384,474	2,384,474	T
	LUC: 400				
	LEAID: 0891 APP: AHERNANDEZ	AGENT/REP: N/A			
REMARK					

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

<input checked="" type="checkbox"/> Alan Anderson	<input checked="" type="checkbox"/> Stephen Kindrick
<input checked="" type="checkbox"/> David Chitlik	<input checked="" type="checkbox"/> Gregory Wade
<input checked="" type="checkbox"/> Janet Coldsmith	<input type="checkbox"/> Michele Cappelle
<input checked="" type="checkbox"/> Joshua Bushma	<input type="checkbox"/> Betsy Gorman
<input checked="" type="checkbox"/> Vann Van Diepen	

DATE: Tuesday, August 6, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #	ASSESSMENTS			BOARD DECISION
DOCKET TIME 12:00 PM	HANNABBY REALTY LLC 1663 PRINCE ST 073.02-0B-3F	L	1,651,267	1,651,267	L
		B	1,757,603	1,757,603	B
	ACCT# 50647960				
	CASE# 2024--008	T	3,408,870	3,408,870	T
	LUC: 160				
	LEAID: 0451 APP: EBRAUN	AGENT/REP: N/A			
REMARK					

DOCKET TIME 12:30 PM	MEAS KIT S 4441 SEMINARY RD 030.04-02-44	L	457,000	473,000	L
		B	664,877	767,858	B
	ACCT# 46096000				
	CASE# 2024--007	T	1,121,877	1,240,858	T
	LUC: 100				
	LEAID: 1212 APP: EBRAUN	AGENT/REP: N/A			
REMARK					



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Tuesday, August 6, 2024

TIME: 09:00 am

LOCATION: City Hall, Room 3008

ATTENDANCE

PRESENT:

Chitlik, David
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

ABSENT:

Bushman, Joshua
Cappelle, Michele
Coldsmith, Janet
Gorman, Elizabeth

VIRTUAL:

Anderson, Alan

MEETING MINUTES

1. 2024-051 – 509 ORONOCO ST

Appellant: SWEET KATHY Y OR R C TRS

Scheduled Time: 9:00 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 60032700

Appraiser: Bryan Page

Map-Block-Lot #: 064.02-05-44

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$2,063,522 by Anderson, Alan

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

Anderson, Alan
Chitlik, David
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$2,063,522

2. 2024-128 – 1300 BISHOP LA

Appellant: JOHNSON KURT E OR OKKEMA JULIE M **Scheduled Time:** 9:30 am
Agent: N/A **Presenter:** Office of Real Estate Assessments
Account #: 17419000 **Appraiser:** Madison Blume
Map-Block-Lot #: 041.02-01-07 **Appraiser Supervisor:** Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$1,786,916 by Anderson, Alan

SECOND: Van Diepen, Vann

APPROVED:

IN FAVOR:

Anderson, Alan
Chitlik, David
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$1,786,916

3. 2024-033 – 200 N RIPLEY ST

Appellant: WASHREIT ALEXANDRIA LLC **Scheduled Time:** 11:00 am
Agent: Blake Warren **Presenter:** Office of Real Estate Assessments
Account #: 38248000 **Appraiser:** Madison Blume
Map-Block-Lot #: 048.01-01-01 **Appraiser Supervisor:** Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$105,119,000 Anderson, Alan

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$105,119,000

4. 2024-038 – 907 KING ST

Appellant: 907 KING LP

Scheduled Time: 11:00 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 11500000

Appraiser: Aracelie Hernandez

Map-Block-Lot #: 064.04-05-41

Appraiser Supervisor: Stephanie Branizor

MOTION: To reduce the 2024 assessed value of \$2,384,474 to 1,974,559 by Anderson, Alan

SECOND: Chitlik, David

APPROVED:

IN FAVOR:

Anderson, Alan
Chitlik, David
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$1,974,559

5. 2024-008 – 1661 & 1663 PRINCE ST

Appellant: HANNABBY REALTY LLC

Scheduled Time: 12:00 pm

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 50647950/50647960

Appraiser: Eric Braun

Map-Block-Lot #: 073.02.0B-3E/073.02-0B-3F

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed values of \$767,554 (50647950) and \$3,408,870 (50647960) by Van Diepen, Vann (50647950)

SECOND: Anderson, Alan

APPROVED:

IN FAVOR (50647950/50647960):

Anderson, Alan
Chitlik, David
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed (50647950) - \$767,554

2024 Assessment Affirmed (50647960) - \$3,408,870

6. 2024-007 – 4441 SEMINARY RD

Appellant: MEAS KIT S

Scheduled Time: 12:30 pm

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 46096000

Appraiser: Eric Braun

Map-Block-Lot #: 030.04-02-44

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$1,240,858 by Chitlik, David

SECOND: Van Diepen, Vann

APPROVED:

IN FAVOR:

Anderson, Alan
Chitlik, David
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$1,240,858

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 60032700
Property Address: 509 ORONOCO ST
Date of Board Action: 8/6/2024 Abstract code: 120

Board Action

☒ Motion to affirm assessment
Made by ANDERSON
Seconded by WADE

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	X	X			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet					
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory	X	X			

Board Chairman: _____

Signature

Date: 8/6/24

Board Secretary: _____

Signature

Date: 8/6/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 17419000
Property Address: 1300 BISHOP LA
Date of Board Action: 8/6/2024 Abstract code: 100

Board Action

☒ Motion to affirm assessment
Made by ANDERSON
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	X	X			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet					
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory	X	X			

Board Chairman: _____

Signature

Date: 8/6/24

Board Secretary: _____

Signature

Date: 8/6/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 38248000
Property Address: 200 N RIPLEY ST
Date of Board Action: 8/6/2024 Abstract code: 320

Board Action

☒ Motion to affirm assessment
Made by ANDERSON
Seconded by WADE

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	X	X			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet					
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory	X	X			

Board Chairman: _____

Signature

Date: 8/6/24

Board Secretary: _____

Signature

Date: 8/6/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 11500000
Property Address: 907 KING ST
Date of Board Action: 8/6/2024

Abstract code: 400

Board Action

- ☐ Motion to affirm assessment

Made by _____
Seconded by _____

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

Made by ANDERSON
Seconded by CHITLIK

Revised Assessment:

Land: 706,860
Improvement: 1,267,699
Total: 1,974,559

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	X	X			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet					
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory	X	X			

Board Chairman: _____

Date: 8/6/24

Signature

Board Secretary: _____

Date: 8/6/24

Signature

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50647950
Property Address: 1661 PRINCE ST
Date of Board Action: 8/6/2024 Abstract code: 160

Board Action

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

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	X	X			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet					
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory	X	X			

Board Chairman: _____

Signature

Date: 8/6/24

Board Secretary: _____

Signature

Date: 8/6/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50647960
Property Address: 1663 PRINCE ST
Date of Board Action: 8/6/2024 Abstract code: 160

Board Action

☒ Motion to affirm assessment
Made by CHRISTIAN VAN DYKE
Seconded by KENNETH ANDERSON

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	X	X			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet					
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory	X	X			

Board Chairman: DD Coch

Date: 8/6/24

Signature

Board Secretary: Vann

Date: 8/6/24

Signature

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 46096000
Property Address: 4441 SEMINARY RD
Date of Board Action: 8/6/2024 Abstract code: 100

Board Action

☒ Motion to affirm assessment

Made by CHITLIK
Seconded by WADSWORTH

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	X	X			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet					
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory	X	X			

Board Chairman: [Signature]

Date: 8/6/24

Signature

Board Secretary: [Signature]

Date: 8/6/24

Signature