

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 13, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS	BOARD DECISION
DOCKET TIME 09:00 AM	WAGONWORK CORP 3400 RICHMOND HY 016.03-05-24	L	2,274,700	2,324,150 L
	ACCT# 14242500	B	579,510	589,510 B
	CASE# 2024--086	T	2,854,210	2,913,660 T
	LUC: 450			
	LEAID: 1084 APP: LBRADFORD	AGENT/REP: N/A		
REMARK				
DOCKET TIME 09:30 AM	DE MT VERNON AVE LLC 2401 MT VERNON AV 034.02-04-02	L	3,566,316	3,656,202 L
	ACCT# 50441000	B	5,829,275	5,839,275 B
	CASE# 2024--075	T	9,395,591	9,495,477 T
	LUC: 400			
	LEAID: 1087 APP: LBRADFORD	AGENT/REP: N/A		
REMARK				
DOCKET TIME 10:00 AM	DE MT VERNON AVE LLC 2525 MT VERNON AV 024.04-05-01	L	1,487,350	1,546,844 L
	ACCT# 13566000	B	8,745,650	8,686,156 B
	CASE# 2024--074	T	10,233,000	10,233,000 T
	LUC: 487			
	LEAID: 1087 APP: JLIPSCOMB	AGENT/REP: N/A		
REMARK				
DOCKET TIME 10:30 AM	BDC KING STREET LLC 1650 KING ST 063.04-09-03	L	5,016,000	5,016,000 L
	ACCT# 10069500	B	6,938,000	6,938,000 B
	CASE# 2024--044	T	11,954,000	11,954,000 T
	LUC: 487			
	LEAID: 0488 APP: JLIPSCOMB	AGENT/REP: N/A		
REMARK				
DOCKET TIME 11:00 AM	2836 DUKE PARTNERS LLC 2836 DUKE ST 062.03-04-03	L	2,096,350	2,180,204 L
	ACCT# 18590400	B	993,650	909,796 B
	CASE# 2024--028	T	3,090,000	3,090,000 T
	LUC: 487			
	LEAID: 1484 APP: JLIPSCOMB	AGENT/REP: N/A		
REMARK				



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Tuesday, August 13, 2024

TIME: 09:00 am

LOCATION: City Hall, Room 3008

ATTENDANCE

PRESENT:

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

ABSENT:

Anderson, Alan
Cappelle, Michele
Van Diepen, Vann

VIRTUAL:

N/A

MEETING MINUTES

1. 2024-086 – 3400 RICHMOND HY

Appellant: WAGONWORK CORP

Scheduled Time: 9:00 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 14242500

Appraiser: Leona Bradford

Map-Block-Lot #: 016.03-05-24

Appraiser Supervisor: Stephanie Branizor

MOTION: To affirm the 2024 assessed value of \$2,913,660 by Bushman, Joshua

SECOND: Coldsmith, Janet

APPROVED:

IN FAVOR:

Bushman, Joshua
Coldsmith, Janet
Gorman, Elizabeth
Kindrick, Stephen

AGAINST:

Chitlik, David
Wade, Gregory

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$2,913,660

2. 2024-074 – 2525 MT VERNON AV

Appellant: DE MT VERNON AVE LLC

Scheduled Time: 10:00 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 13566000

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 024.04-05-01

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$10,233,000 to 8,325,000 Gorman, Elizabeth

SECOND: Coldsmith, Janet

APPROVED:

IN FAVOR:

Chitlik, David
Coldsmith, Janet
Gorman, Elizabeth
Wade, Gregory

AGAINST:

Bushman, Joshua
Kindrick, Stephen

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$8,325,000

3. 2024-044 – 1650 KING ST

Appellant: BDC KING STREET LLC

Scheduled Time: 10:30 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 10069500

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 063.04-09-03

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$11,954,000 to \$10,650,000 Coldsmith, Janet

SECOND: Bushman, Joshua

APPROVED:

IN FAVOR:

Bushman, Joshua
Chitlik, David
Coldsmith, Janet
Gorman, Elizabeth
Van Diepen, Vann

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$10,650,000

4. 2024-028 – 2836 DUKE ST

Appellant: 2836 DUKE PARTNERS LLC

Scheduled Time: 11:00 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 18590400

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 062.03-04-03

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$3,090,000 to \$2,879,000 by Coldsmith, Janet

SECOND: Chitlik, David

APPROVED:

IN FAVOR:

Bushman, Joshua
Coldsmith, Janet
Gorman, Elizabeth
Kindrick, Stephen
Wade, Gregory

AGAINST:

Chitlik, David

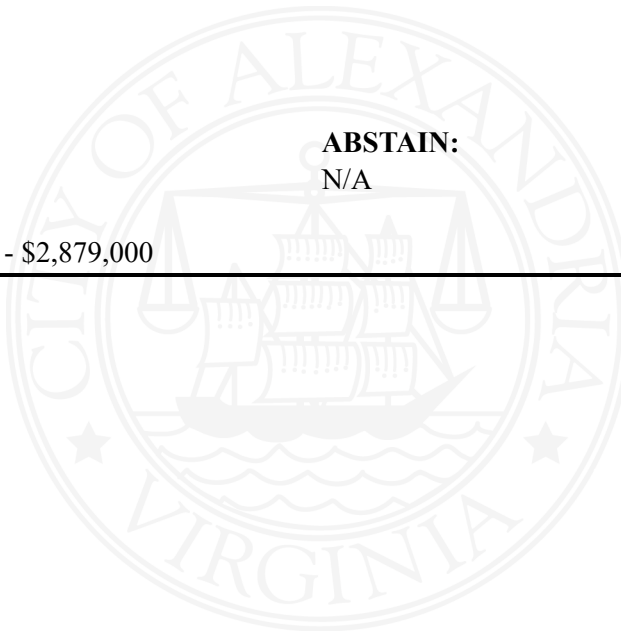
RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$2,879,000



CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 14242500
Property Address: 3400 RICHMOND HY
Date of Board Action: 8/13/2024 Abstract code: 450

Board Action

☒ Motion to affirm assessment
Made by Joshua Bushman
Seconded by Janet Coldsmit

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	✓		✓		
Coldsmit, Janet	✓				
Gorman, Elizabeth	✓				
Kindrick, Stephen	✓				
Van Diepen, Vann					
Wade, Gregory	✓		✓		

Board Chairman: _____

Gregory Wade
Signature

Date: 8/13/24

Board Secretary: _____

Janet Coldsmit
Signature

Date: 8/13/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 13566000
Property Address: 2525 MT VERNON AV
Date of Board Action: 8/13/2024 Abstract code: 487

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 Betsy Goodman
Seconded by Janet Goldsmith

Revised Assessment:

Land: _____
Improvement: _____
Total: 8325,000

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	✓	✓			
Coldsmith, Janet	✓	✓			
Gorman, Elizabeth	✓	✓			
Kindrick, Stephen	✓		✓		
Van Diepen, Vann					
Wade, Gregory	✓	✓			

Board Chairman: _____

Signature

Date: 8/13/24

Board Secretary: _____

Signature

Date: 8/13/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 10069500
Property Address: 1650 KING ST
Date of Board Action: 8/13/2024

Abstract code: 487

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 Janet Coldsmith
Seconded by Joshua Bushman

Revised Assessment:

Land: _____
Improvement: _____
Total: 10,650,000

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: Excess Vacancy

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

Board Chairman:

[Signature]
Signature

Date: 8/13/24

Board Secretary:

[Signature]
Signature

Date: 8/13/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 18590400

Property Address: 2836 DUKE ST

Date of Board Action: 8/13/2024

Abstract code: 487

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 Janet Coldsmith
Seconded by Joshua Bushman

Revised Assessment:

Land: _____

Improvement: _____

Total: 2,879,000

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: vacancy

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

Board Chairman: _____

Signature

Date: 8/13/24

Board Secretary: _____

Signature

Date: 8/13/2024