# BOARD OF EQUALIZATION AND ASSESSMENT REVIEW - D O C K E T - ✓ Alan Anderson ✓ Steph

DATE: Tu	<u>-</u> esday, August 20, 2024	<u>DOCK</u>	<u>ET-</u>	✓ David ✓ Janet ✓ Joshu	Chitlik ✓ Coldsmith ✓	Stephen Kindrick Gregory Wade Michele Cappelle Betsy Gorman
TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #			ASSESS	SMENTS	BOARD DECISION
DOCKET TIME 09:00 AM	ATC PRINCE STREET 1635 PRINCE ST 073.02-0B-2D	LLC	L	2,094,688	2,094,68	8 L
	ACCT# 50629170		В	905,312	905,31	2 B
	CASE# 2024093 LUC: 160		Т	3,000,000	3,000,00	0 T
REMARK		EBRAUN	AGENT/RE	P: N/A		
DOCKET TIME	GRI BRADLEE LLC 3680 KING ST		L	28,228,655	28,228,65	5 L
09:30 AM	022.03-01-01 ACCT# 50311410		В	61,786,345	66,271,34	5 B
	CASE# 2024076 LUC: 488		Т	90,015,000	94,500,00	0 T
REMARK	LEAID: 0381 APP:	SBRANIZOR	AGENT/RE	P: N/A		_
DOCKET TIME	THE SHOPS AT MARK 1460 N BEAUREGARI		ER LLC L	9,831,720	9,831,72	<b>0</b> Ι
10:00 AM	019.03-01-03		В	12,813,280	13,938,28	
	ACCT# 41288500 CASE# 2024106		T	22,645,000	23,770,00	
	LUC: 488	SBRANIZOR	AGENT/RE		25,770,00	0 1
REMARK	EE/11D. 010/ 7111.	ODI O (IVIZOIT	//OLIVI/IKE	1 . 14// (		
DOCKET	BEAUREGARD ALEXA	_				
TIME 10:30 AM	1901 N BEAUREGAF 019.02-02-18	RD ST	L	4,950,505	4,950,50	5 L
	ACCT# 60044470		В	7,249,495	6,749,49	5 B
	CASE# 2024085 LUC: 487		Т	12,200,000	11,700,00	0 T
		JLIPSCOMB	AGENT/RE	P: N/A		
REMARK						
DOCKET TIME 11:00 AM	BPMS ENCORE LLC 4615 SEMINARY RD 030.02-02-40		L	26,968,500	26,968,50	0 L
	ACCT# 46448050		В	78,548,500	77,215,50	0 B
	CASE# 2024082 LUC: 310		Т	105,517,000	104,184,00	0 T
		MLARSON	AGENT/RE	P: N/A		
REMARK						

## **BOARD OF EQUALIZATION AND ASSESSMENT REVIEW**

DATE: Tue	esday, Auç	<del>-</del> gust 20, 2024	<u> </u>	<u>E T -</u>	✓ David ✓ Janet ✓ Joshu	l Chitlik    ✓ Gr Coldsmith    ✓ Mi	ephen Kindrick egory Wade chele Cappelle etsy Gorman
		ΓY ADDRESS ERENCE #			ASSESS	BMENTS	BOARD DECISION
DOCKET TIME 11:30 AM		L RAY COLLE IROE AV 15-16	CTION LLC	L	1,859,245	1,834,672	
	ACCT#	14643000		В	2,040,755	2,149,328	В
	CASE# LUC:	2024084 310		Т	3,900,000	3,984,000	Т
	LEAID:	1085 APP:	MLARSON	AGENT/RE	EP: N/A		
REMARK							
DOCKET TIME 12:00 PM		TOMAC AV	JE VIRGINIA LLC	L	13,500,000	13,500,000	L
	ACCT#	60024480		В	52,604,000	47,838,000	В
	CASE# LUC:	2024087 320		Т	66,104,000	61,338,000	Т
	LEAID:	1189 APP:	MLARSON	AGENT/RE	P: N/A		
REMARK							
DOCKET TIME 12:30 PM	PP EISE 2827 TE 071.04-0	LEK PL	ESTORS LLC	L	18,480,000	18,480,000	
	ACCT#	60036930		В	112,420,000	104,875,000	В
	CASE# LUC:	2024098 330		Т	130,900,000	123,355,000	Т
	LEAID:	0489 APP:	MLARSON	AGENT/RE	P: 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: ABSE

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: AGAINST:

Bushman, Joshua N/A

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

RECUSED: ABSTAIN:

N/A N/A

2024 Assessment Affirmed - \$3,000,000

#### 2. 2024-076 - 3680 KING ST

**Appellant:** GRI BRADLEE LLC **Scheduled Time:** 9:30 am

Agent: Libba McCraw Presenter: Office of Real Estate Assessments

Account #: 50311410 Appraiser: Stephanie Branizor

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

Bushman, Joshua

Chitlik, David

Bushman, Joshua

Kindrick, Stephen

Wade, Gregory Wade, Gregory

RECUSED: ABSTAIN:

N/A

2024 Assessment Reduced - \$92,438,400

3. 2024-106 – 1460 N BEAUREGARD ST

**Appellant:** The shops at mark center owner LLC **Scheduled Time:** 10:00 am

Agent: Libba McCraw Presenter: Office of Real Estate Assessments

Account #: 41288500 Appraiser: Stephanie Branizor

Map-Block-Lot #: 019.03-01-03 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
Chitlik, David

Coldsmith, Janet Kindrick, Stephen Wade, Gregory

RECUSED: ABSTAIN:

N/A 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: AGAINST:

Bushman, Joshua N/A

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

RECUSED: 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): AGAINST:

Bushman, Joshua N/A

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

RECUSED: ABSTAIN:

N/A 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: AGAINST:

Bushman, Joshua N/A

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

RECUSED: ABSTAIN:

N/A

2024 Assessment Affirmed - \$61,338,000

7. 2024-098 – 2827 TELEK PLACE

**Appellant:** PP EISENHOWER INVESTORS **Scheduled Time:** 12:30 pm

LLC

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: AGAINST:

Bushman, Joshua N/A

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

RECUSED: ABSTAIN:

N/A N/A

2024 Assessment Reduced - \$119,130,000

Property Account No.

50629170

Property Address:

1635 PRINCE ST

Date of Board Action:

8/20/2024

Abstract code: 160

Motion to affirm a Made by Seconded by _	ssessment 105hva E	R. Bush	Man			
valuation (	al evidence was	not present roperty's fai	r market valu	ffice of Real Estate A e and the assessmen ractice	assessment's at was arrived at	
☐ Motion to change  Made by			L	Revised Assessment: and: mprovement:		
Reason for as  Assessment Assessment Assessment Assessment	nt exceeded fair	nge: n relation to r market valu orrect data _ ed in accord	comparable   ueance with ge	nerally accepted app		
			ote:			
	Scheduled	Yea	Nay	Abstain	Absent	
Anderson, Alan						
Bushman, Joshua		X				
Cappelle, Michele						
Chitlik, David		X				
Coldsmith, Janet Gorman, Elizabeth		X				
Kindrick, Stephen		X				
Van Diepen, Vann						
Wade, Gregory		γ				
Board Chairman:  Signature  Signature  Date: 8/20/24  Signature						

Property Account No.
Property Address:
Date of Board Action:

50311410

**3680 KING ST** 

8/20/2024

Abstract code: 488

□ Motion to affirm assessment  Made by  Seconded by						
	valuation e	al evidence was	not present roperty's fair	r market val	Office of Real Estate ue and the assessm practice	e Assessment's ent was arrived at
<u></u> Mo	tion to change  Made by Seconded by _			-	Revised Assessment Land: 90 Improvement: 5	nt: 0, 615,600 9,513,535 38,400
	☐ Assessmer ☐ Assessmer	nt exceeded fai	in relation to r market value	ne	e propertyenerally accepted a	
			V	ote:		
		Scheduled	Yea	Nay	Abstain	Absent
Aı	nderson, Alan					
	nman, Joshua		×			
	pelle, Michele					
	Chitlik, David			01		
Col	dsmith, Janet			X		
	nan, Elizabeth					
	Irick, Stephen			X		
	Diepen, Vann					
M	/ade, Gregory		X			
Board	Chairman:	Def.	1 CE	264	Date: <i>8</i> /	20/29
Board	Secretary:	Signatul	1>	. Br	Date:	3/20/24

Property Account No.
Property Address:
Date of Board Action:

41288500

1460 N BEAUREGARD ST

8/20/2024 Abstract code: 488

<ul><li>Motion to affirm a Made by</li><li>Seconded by</li></ul>	ssessment				
valuation	al evidence wa	is not present property's fail	r market valu	ffice of Real Estate e and the assessme ractice	Assessment's ent was arrived at
Made by Seconded by			L	Revised Assessment   83   83   83   84   85   85   85   85   85   85   85	31,720
☐ Assessme	nt exceeded fa	in relation to hir market valu	ıe	nerally accepted ap	
				-	
	0-11-1-1		ote:	Abstain	Absent
	Scheduled	Yea	Nay	Abstaili	Absent
Anderson, Alan		N.			
Bushman, Joshua		X			
Cappelle, Michele			2		
Chitlik, David					
Coldsmith, Janet		X			
Gorman, Elizabeth		~			
Kindrick, Stephen					<del>                                     </del>
Van Diepen, Vann		~			
Wade, Gregory					
Board Chairman:	/2 )	1 C	Del	Date: <u></u>	2/2/
	Signatu	ure .		5	halo
Board Secretary:	Signatu	Iro		Date:	10/20

Property Account No.
Property Address:
Date of Board Action:

46448050

4615 SEMINARY RD

8/20/2024

Abstract code: 310

Motion to affirm a  Made by  Seconded by		1C BB				
Substantia valuation	rming assessmal evidence was exceeded the pance with gener	s not present property's fair	market valu	Office of Real Estate A le and the assessmer practice	Assessment's nt was arrived at	
☐ Motion to change	assessment			Revised Assessment: Land:		
Made by			. 1	Land: mprovement:		
Seconded by				Total:		
☐ Assessme ☐ Assessme ☐ Assessme ☐ Assessme	nt exceeded fai nt based on inc nt not determin	in relation to r market valu correct data _ ed in accord	ance with ge	propertyenerally accepted app	raisal practice	
	Scheduled	Yea Vo	te: Nay	Abstain	Absent	
Anderson, Alan	Scrieduled	TCu	itay	712014	7	
Bushman, Joshua		X				
Cappelle, Michele						
Chitlik, David		$\times$			3	
Coldsmith, Janet		X				
Gorman, Elizabeth						
Kindrick, Stephen		×				
Van Diepen, Vann						
Wade, Gregory		2				
Board Chairman: Date: 8/20/24						
Board Secretary:	Signatui	19.1	30/	Date:	20/24	

Property Account No.
Property Address:
Date of Board Action:

14636500

**5 E MASON AV** 

8/20/2024

Abstract code: 310

□ Motion to affirm assessment  Made by  Seconded by					
□ Substanti valuation	irming assessn al evidence was exceeded the p ance with gene	s not present property's fair	market val	Office of Real Estate ue and the assessmo practice	Assessment's ent was arrived at
✓ Motion to change				Revised Assessmen	
Made by	Coh Sic	_		Land: 1,5 Improvement: 2,7 Total: 3,8	29,828
Seconded by	Sic			Total: 3,8	64,500
☐ Assessme ☐ Assessme ☐ Assessme	nt exceeded fai nt based on inc nt not determin	in relation to react walk correct data _ led in accordanced by	ance with g	e propertyeenerally accepted ap	praisal practice
	0-11-1-1		te:	Abstain	Absent
Anderson, Alan	Scheduled	Yea	Nay	Abstaili	Absent
Bushman, Joshua	X	×			
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet	χ	X			
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann		15			
Wade, Gregory	X	X			
Board Chairman:	Board Chairman: Signature				12/20
Board Secretary:	Signatur	Date:	20/27		

Property Account No.
Property Address:
Date of Board Action:

14643000

6 E MONROE AV

8/20/2024

Abstract code: 310

	Motion to affirm a Made by					
	Seconded by					
	□ Substantia valuation of in accorda	rming assessme al evidence was exceeded the pro ance with genera	not presen operty's fa lly accepte	ir market va	Office of Real Estat lue and the assessr practice	e Assessment's nent was arrived at
×	Motion to change		25		Revised Assessme Land: Improvement: Total:	ent: 1,834,672 2,029,828 3,864,500
	☐ Assessmer ☐ Assessmer	nt exceeded fair	relation to market val rrect data d in accord	dance with g	e property	
		Scheduled	Yea	ote: Nay	Abstain	Absent
	Anderson, Alan	Scriedaled	1 Ca	Ivay	715014111	7,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
B	Bushman, Joshua	X	X			10
	Cappelle, Michele					
	Chitlik, David	X	X			
	Coldsmith, Janet	X	X			
	orman, Elizabeth					
	(indrick, Stephen	X	X			
	/an Diepen, Vann					
	Wade, Gregory	X	X			
	ard Chairman:	Signature	DJ Z	COL	## Date:	20/24 8/20/20
Boa	ard Secretary:	Signature	180		Date:	you pe

Property Account No.
Property Address:
Date of Board Action:

60024480

650 POTOMAC AV

8/20/2024

Abstract code: 320

Motion to affirm a  Made by  Seconded by	ssessment G-				
Reason for affi Substantia valuation in accorda	irming assessr al evidence wa	ment: is not present property's fai	r market value	fice of Real Estate A and the assessmer actice	Assessment's nt was arrived at
☐ Motion to change	assessment			evised Assessment:	
Made by			La In	and: nprovement:	
Seconded by			_ To	otal:	
□ Assessment	nt based on in nt not determii ons:	ned in accord	ance with gen	erally accepted app	raisal practice
	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan					
Bushman, Joshua		<u> </u>			
Cappelle, Michele		X			
Chitlik, David Coldsmith, Janet		×			
Gorman, Elizabeth					
Kindrick, Stephen		X			
Van Diepen, Vann					
Wade, Gregory		X			
Board Chairman: Signature				Date: <u>8/2</u>	24
Board Secretary:	Signatu	ure		Date:	20/29

Property Account No.
Property Address:
Date of Board Action:

60036930

**2827 TELEK PL** 

8/20/2024

Abstract code: 330

<ul><li>Motion to affirm a Made by</li><li>Seconded by</li></ul>					
valuation of in accorda	al evidence wa	is not present property's fail erally accepte	r market val d appraisal	Office of Real Estate ue and the assessm practice	e Assessment's ent was arrived at
Made by Seconded by Reason for as	JBN GW		-	Revised Assessme Land: 18 Improvement: 10 Total: 119 13	nt: (,4 %0,000 (),650,000
☐ Assessmei ☐ Assessmei ☐ Assessmei ☐ Assessmei	nt not uniform nt exceeded fa nt based on in nt not determi	in relation to hir market valu correct data _ ned in accord	ance with a	enerally accepted a	ppraisal practice
		Vo	ote:		
	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan					
Bushman, Joshua		X			
Cappelle, Michele					
Chitlik, David		<i>_</i>			
Coldsmith, Janet					
Gorman, Elizabeth					
Kindrick, Stephen		X			
Van Diepen, Vann					
Wade, Gregory			<u> </u>		
Board Chairman:	Signatu	(re	26	Date: <u>8/</u>	22/21
Board Secretary:	Signatu	ire 32		Date: <i>8</i> /	120/y