

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

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

DATE: Wednesday, August 21, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS		BOARD DECISION
DOCKET TIME 04:00 PM	DEGRAW KEVIN TR DEGRAW SIDNEY TR 100 QUAY ST 065.03-05-42	L	1,021,648	1,272,293	L
	ACCT# 12801840	B	1,276,267	1,334,337	B
	CASE# 2024--009	T	2,297,915	2,606,630	T
	LUC: 110				
	LEAID: 0844 APP: SBRANIZOR AGENT/REP: N/A				
REMARK					
DOCKET TIME 04:30 PM	COINTIN REBECCA SUZANNE AND ODOGNOHUE SHAWN MICHAEL 114 N WEST ST 064.03-11-14	L	446,118	446,118	L
	ACCT# 10350500	B	468,337	607,103	B
	CASE# 2024--050	T	914,455	1,053,221	T
	LUC: 100				
	LEAID: 0201 APP: AMILNES AGENT/REP: N/A				
REMARK					
DOCKET TIME 05:00 PM	SROA 4900 EISENHOWER VA LLC 4900 EISENHOWER AVE 068.04-01-14	L	7,936,155	7,936,155	L
	ACCT# 50414410	B	17,922,845	18,588,845	B
	CASE# 2024--101	T	25,859,000	26,525,000	T
	LUC: 485				
	LEAID: 0581 APP: AMILNES AGENT/REP: N/A				
REMARK					
DOCKET TIME 05:30 PM	JMDH REAL ESTATE OF ALEXANDRIA II LLC 4600 EISENHOWER AVE 069.03-01-14	L	9,470,631	9,470,631	L
	ACCT# 60023040	B	8,787,369	8,851,369	B
	CASE# 2024--102	T	18,258,000	18,322,000	T
	LUC: 486				
	LEAID: 0581 APP: AMILNES AGENT/REP: N/A				
REMARK					
DOCKET TIME 06:00 PM	TERRENO ISENHOWER LLC 5150 EISENHOWER AVE 068.03-01-11	L	16,580,236	16,580,236	L
	ACCT# 36456260	B	34,669,764	34,669,764	B
	CASE# 2024--103	T	51,250,000	51,250,000	T
	LUC: 486				
	LEAID: 0581 APP: AMILNES AGENT/REP: N/A				
REMARK					



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Wednesday, August 21, 2024

TIME: 4:00 pm

LOCATION: City Hall, Room 3008

ATTENDANCE

PRESENT:

Anderson, Alan
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Wade, Gregory

ABSENT:

Bushman, Joshua
Cappelle, Michele
Van Diepen, Vann

VIRTUAL:

Coldsmith, Janet

MEETING MINUTES

1. 2024-009 – 100 QUAY STREET

Appellant: KEVIN AND SIDNEY DEGRAW
REVOCABLE TRUST

Scheduled Time: 9:00 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 12801840

Appraiser: Stephanie Branizor

Map-Block-Lot #: 065.03-05-42

Appraiser Supervisor: Bryan Page

MOTION: To affirm the 2024 assessed value of \$2,606,630 by Anderson, Alan

SECOND: Kindrick, Stephen

APPROVED:

IN FAVOR:

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

AGAINST:

Chitlik, David
Coldsmith, Janet

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$2,606,630

2. 2024-101 – 4900 EISENHOWER AVENUE

Appellant: SROA 4900 EISENHOWER VA LLC **Scheduled Time:** 5:00 pm

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 50414410

Appraiser: Annwyn Milnes

Map-Block-Lot #: 068.04-01-14

Appraiser Supervisor: Bryan Page

MOTION: To reduce the 2024 assessed value of \$26,525,000 to \$25,859,000 by Anderson, Alan

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

Anderson, Alan
Chitlik, David
Coldsmith, Janet
Gorman, Elizabeth
Kindrick, Stephen
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$25,859,000

3. 2024-102 – 4600 EISENHOWER AVENUE

Appellant: JMDH REAL ESTATE OF ALEXANDRIA II LLC **Scheduled Time:** 5:30 pm

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 60023040

Appraiser: Annwyn Milnes

Map-Block-Lot #: 069.03-01-13

Appraiser Supervisor: Bryan Page

MOTION: To affirm the 2024 assessed value of \$18,322,000 by Coldsmith, Janet

SECOND: Anderson, Alan

APPROVED:

IN FAVOR:

Anderson, Alan
Chitlik, David
Coldsmith, Janet
Gorman, Elizabeth
Kindrick, Stephen
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$18,322,000

4. 2024-103 – 5150 EISENHOWER AVENUE

Appellant: TERRENO EISENHOWER LLC

Scheduled Time: 6:00 pm

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 36456260

Appraiser: Annwyn Milnes

Map-Block-Lot #: 068.03-01-11

Appraiser Supervisor: Bryan Page

MOTION: To reduce the 2024 assessed value of \$51,250,000 to \$49,877,000 by Anderson, Alan

SECOND: Coldsmith, Janet

APPROVED:

IN FAVOR:

Anderson, Alan
Chitlik, David
Coldsmith, Janet
Gorman, Elizabeth
Kindrick, Stephen
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$49,877,000

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 12801840
Property Address: 100 QUAY ST
Date of Board Action: 8/21/2024

Abstract code: 110

Board Action

☒ **Motion to affirm assessment**

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

Board Chairman: _____

Signature

Date: 8/21/24

Board Secretary: _____

Signature

Date: 8/21/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50414410
Property Address: 4900 EISENHOWER AVE
Date of Board Action: 8/21/2024 Abstract code: 485

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 Wade

Revised Assessment:

Land: 7936.155
Improvement: 17422.848
Total: 25,859.000

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]

Signature

Date: 8/21/24

Board Secretary: [Signature]

Signature

Date: 8/21/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 60023040
Property Address: 4600 EISENHOWER AVE
Date of Board Action: 8/21/2024 Abstract code: 486

Board Action

☒ Motion to affirm assessment
Made by Coldsmith
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: _____

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

Board Chairman: _____

Date: 8/21/24

[Signature]
Signature

Board Secretary: _____

Date: 8/21/24

[Signature]
Signature

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 36456260
Property Address: 5150 EISENHOWER AVE
Date of Board Action: 8/21/2024 Abstract code: 486

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 Coldsmith

Revised Assessment:

Land: 16,580,236
Improvement: 33,296,764
Total: 49,877,000

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: 8/21/24

Board Secretary: _____

Signature

Date: 8/21/24