BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

DATE: W	<u>- D O C I</u> ednesday, August 21, 2024	<u> </u>	✓ Joshu	Chitlik ✓ C Coldsmith ✓ N	stephen Kindric Gregory Wade Iichele Cappelle Betsy Gorman	
TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSI	MENTS	BOARD DECISION	
DOCKET TIME	DEGRAW KEVIN TR DEGRAW SIDNE 100 QUAY ST					
04:00 PM	065.03-05-42	L	1,021,648	, , ,	L	
	ACCT# 12801840	В	1,276,267	1,334,337	В	
	CASE# 2024009 LUC: 110	Т	2,297,915	2,606,630	Т	
	LEAID: 0844 APP: SBRANIZOR	AGENT/RE	P: N/A			
REMARK						
DOCKET	COINTIN REBECCA SUZANNE AND C	DONOGHUE				
TIME 04:30 PM	114 N WEST ST 064.03-11-14	L	446,118	446,118	L	
	ACCT# 10350500	В	468,337	607,103	В	
	CASE# 2024050 LUC: 100	Т	914,455	1,053,221	Т	
	LEAID: 0201 APP: AMILNES	AGENT/REP: N/A				
REMARK						
DOCKET	SROA 4900 EISENHOWER VA LLC					
TIME	4900 EISENHOWER AVE	L	7,936,155	7,936,155	L	
05:00 PM	068.04-01-14 ACCT# 50414410	В	17,922,845	18,588,845	В	
	CASE# 2024101	Т	25,859,000	26,525,000	Т	
	LUC: 485 LEAID: 0581 APP: AMILNES	AGENT/RE	P· N/A			
REMARK	ELAND: GOOT ANT: ANNIENCES	/ (OLIVII/ICE				
DOCKET JMDH REAL ESTATE OF ALEXANDRIA II LLC						
TIME	4600 EISENHOWER AVE	A II LLC L	9,470,631	9,470,631	L	
05:30 PM	069.03-01-14	В	8,787,369	8,851,369	В	
	ACCT# 60023040 CASE# 2024102	T	18,258,000	18,322,000	T	
	LUC: 486			10,322,000	!	
REMARK	LEAID: 0581 APP: AMILNES	AGENT/RE	P: N/A			
I VEINIUM VIV						
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	В	34,669,764	34,669,764	В	
	CASE# 2024103	Т	51,250,000	51,250,000	Т	
	LUC: 486 LEAID: 0581 APP: AMILNES	AGENT/RE	P: 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 **Scheduled Time:** 9:00 am

REVOCABLE TRUST

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: AGAINST:
Anderson, Alan Chitlik, David
Chitlik, David Coldsmith, Janet

Coldsmith, Janet Kindrick, Stephen Wade, Gregory

RECUSED: 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: AGAINST:

Anderson, Alan N/A

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

RECUSED: 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: AGAINST:

Anderson, Alan N/A

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

RECUSED: 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: AGAINST:

Anderson, Alan N/A

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

RECUSED: ABSTAIN:

N/A

2024 Assessment Reduced - \$49,877,000

CITY OF ALEXANDRIA BOARD OF EQUALIZATION **Minutes and Decision**

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

12801840

100 QUAY ST

8/21/2024

Abstract code: 110

Motion to affirm a Made by Seconded by	As alloson	i.				
□ Substantia valuation o in accorda	rming assessmal evidence was exceeded the pance with gener	not present roperty's fair ally accepted	market value d appraisal pr		Assessment's nt was arrived at	
□ Motion to change			Revised Assessment: Land: Improvement:			
Made by			. In	nprovement: otal:		
Seconded by			. '`	otal		
☐ Assessmei ☐ Assessmei ☐ Assessmei	nt exceeded fair nt based on inc nt not determin	r market valu orrect data _ ed in accord	ance with ger	nerally accepted app	praisal practice	
	Scheduled	Yea/	te: Nay	Abstain	Absent	
Anderson, Alan	Volledated	150				
Bushman, Joshua						
Cappelle, Michele						
Chitlik, David	V		V,			
Coldsmith, Janet	. /	• ,	<u> </u>			
Gorman, Elizabeth	V_	V_		9		
Kindrick, Stephen	V					
Van Diepen, Vann				/87	-	
Wade, Gregory	V	V				
Board Chairman:	Signatur	re	Ola	b Date: 8/20	1/24	
Board Secretary:	Signatur	re		Date: <u> </u>	1 44	

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

Motion to affirm a Made by					
Seconded by					
Reason for affi Substantia valuation in accorda	rming assessm al evidence was	ent: not present roperty's fair ally accepted	ed that the Of market value	fice of Real Estate A and the assessment actice	Assessment's nt was arrived at
Seconded by	Andersn		La Im	evised Assessment and:	6, 155 61,845 9,800
Assessme	nt exceeded fai nt based on inc nt not determin	n relation to r market valu orrect data _ ed in accorda	eance with gen	erally accepted app	
		Vo			
	Scheduled			Abstain	Absent
Anderson, Alan		Vo	te:		Absent
Bushman, Joshua		Vo	te:		Absent
Bushman, Joshua Cappelle, Michele		Vo	te:		Absent
Bushman, Joshua Cappelle, Michele Chitlik, David		Vo	te:		Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet		Vo	te:		Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth		Vo	te:		Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth Kindrick, Stephen		Vo	te:		Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth Kindrick, Stephen Van Diepen, Vann		Vo	te:		Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth Kindrick, Stephen		Vo	te:		Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth Kindrick, Stephen Van Diepen, Vann		Vo Yea	te:		Absent 27

CITY OF ALEXANDRIA BOARD OF EQUALIZATION **Minutes and Decision**

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

60023040

4600 EISENHOWER AVE

8/21/2024

Abstract code: 486

Motion to affirm assessment Made by Seconded by						
valuation of in accorda	al evidence was	s not present property's fai rally accepte	r market valu d appraisal p		Assessment's nt was arrived at	
□ Motion to change		l	Revised Assessment: Land:			
Made by			_	mprovement: Γotal:		
Seconded by			- '	TOtal		
☐ Assessmer ☐ Assessmer	nt based on inc	correct data _ led in accord	ance with ge	nerally accepted app	,	
			ote:			
	Schedyrled	Yea	Nay	Abstain	Absent	
Anderson, Alan	V	V				
Bushman, Joshua						
Cappelle, Michele		/				
Chitlik, David	1/					
Coldsmith, Janet	V/					
Gorman, Elizabeth	V					
Kindrick, Stephen	V					
Van Diepen, Vann Wade, Gregory	1/					
Board Chairman: Signature Board Secretary:				Date: 8 21	21/21 (24	
	Signatu	re		•	•	

CITY OF ALEXANDRIA BOARD OF EQUALIZATION **Minutes and Decision**

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

36456260

5150 EISENHOWER AVE

8/21/2024

Abstract code: 486

□ Motion to affirm assessment Made by Seconded by								
Reason for affirming assessment: Substantial evidence was not presented that the Office of Real Estate Assessment valuation exceeded the property's fair market value and the assessment was arrive in accordance with generally accepted appraisal practice								
Motion to change Made by Seconded by	Inclerson Coldson	n Ma		Revised Assessment and: 53 mprovement: 53 mprovement: 53	80.136			
Assessmer Assessmer Assessmer Assessmer	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:							
	Scheduled	Yea/	te: Nay	Abstain	Absent			
Anderson, Alan	Scriedarea	V	itay					
Bushman, Joshua		1						
Cappelle, Michele	/							
Chitlik, David		V.						
Coldsmith, Janet								
Gorman, Elizabeth		V						
Kindrick, Stephen	V	V						
Van Diepen, Vann								
Wade, Gregory	V	/						
Board Chairman: Date: S/M/B4 Date: S 24 Date: Date: S 24 Date: Date:					1/24			
Doard Secretary.	Signatur	e						