

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 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: Tuesday, August 27, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS	BOARD DECISION
DOCKET TIME 09:00 AM	WDP ASSOCIATES LLC 1706 COMMONWEALTH AV 043.01-02-06	L	4,223,000	4,223,000 L
	ACCT# 15830500	B	9,946,000	9,115,000 B
	CASE# 2024--107	T	14,169,000	13,338,000 T
	LUC: 310			
	LEAID: 1085 APP: MLARSON	AGENT/REP: N/A		
REMARK				
DOCKET TIME 09:30 AM	LANDMARK RIDGE ASSOCIATES LIMITED PARTNERSHIP 6161 EDSALL RD 056.04-03-01	L	8,694,000	8,694,000 L
	ACCT# 37680000	B	23,095,000	21,352,000 B
	CASE# 2024--109	T	31,789,000	30,046,000 T
	LUC: 330			
	LEAID: 0586 APP: MLARSON	AGENT/REP: N/A		
REMARK				
DOCKET TIME 10:00 AM	EM 5250 DUKE LLC 5240 DUKE ST 058.01-02-02	L	34,190,100	34,190,100 L
	ACCT# 50616300	B	61,954,900	56,088,900 B
	CASE# 2024--110	T	96,145,000	90,279,000 T
	LUC: 320			
	LEAID: 0586 APP: MLARSON	AGENT/REP: N/A		
REMARK				
DOCKET TIME 10:30 AM	RRE SUMMIT HOLDINGS LLC 260 S REYNOLDS ST 058.01-01-04	L	8,325,000	8,325,000 L
	ACCT# 50183300	B	27,881,000	26,588,000 B
	CASE# 2024--113	T	36,206,000	34,913,000 T
	LUC: 330			
	LEAID: 0586 APP: MLARSON	AGENT/REP: N/A		
REMARK				
DOCKET TIME 11:00 AM	KING I LLC C/O COLUMBIA EQUITY TRUST 1800 DIAGONAL RD 073.02-01-01	L	6,718,770	6,718,770 L
	ACCT# 50465710	B	35,536,230	35,536,230 B
	CASE# 2024--080	T	42,255,000	42,255,000 T
	LUC: 487			
	LEAID: 0488 APP: JLIPSCOMB	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 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: Tuesday, August 27, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS	BOARD DECISION
DOCKET TIME 11:30 AM	1700 DIAGONAL ROAD LLC 1700 DIAGONAL RD 073.02-02-01	L	3,180,383	3,180,383 L
	ACCT# 50583300	B	14,814,617	14,814,617 B
	CASE# 2024--083	T	17,995,000	17,995,000 T
	LUC: 487			
	LEAID: 0488 APP: JLIPSCOMB AGENT/REP: N/A			
REMARK				
DOCKET TIME 12:00 PM	SOCIETY FOR HUMAN RESOURCE MANAGEMENT 330 JOHN CARLYLE ST 073.02-09-06	L	3,786,825	3,786,825 L
	ACCT# 50644050	B	9,380,175	9,681,175 B
	CASE# 2024--092	T	13,167,000	13,468,000 T
	LUC: 487			
	LEAID: 1595 APP: JLIPSCOMB AGENT/REP: N/A			
REMARK				
DOCKET TIME 12:30 PM	MACH I AREP CARLYLE CENTER LLC 1900 JAMIESON AVE 073.03-02-16	L	8,415,359	8,415,359 L
	ACCT# 50686220	B	41,120,641	39,009,641 B
	CASE# 2024--094	T	49,536,000	47,425,000 T
	LUC: 487			
	LEAID: 1595 APP: JLIPSCOMB AGENT/REP: N/A			
REMARK				



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Tuesday, August 27, 2024

TIME: 9:00 am

LOCATION: City Hall, Room 3008

ATTENDANCE

PRESENT:

Bushman, Joshua
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

ABSENT:

Anderson, Alan
Cappelle, Michele

VIRTUAL:

Coldsmith, Janet

MEETING MINUTES

1. 2024-107 – 1706 COMMONWEALTH AVENUE

Appellant: WDP ASSOCIATES LLC

Scheduled Time: 9:00 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 15830500

Appraiser: Madison Blume

Map-Block-Lot #: 043.01-02-06

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$13,338,000 by Wade, Gregory

SECOND: Coldsmith, Janet

APPROVED:

IN FAVOR:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$13,338,000

2. 2024-109 – 6161 EDSALL ROAD

Appellant: LANDMARK RIDGE ASSOCIATES
LIMITED PARTNERSHIP

Scheduled Time: 9:30 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 37680000

Appraiser: Madison Blume

Map-Block-Lot #: 056.04-03-01

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$30,046,000 by Kindrick, Stephen

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$30,046,000

3. 2024-110 – 5240 DUKE STREET

Appellant: EM 5250 DUKE LLC

Scheduled Time: 10:00 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 50616300

Appraiser: Madison Blume

Map-Block-Lot #: 058.01-02-02

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$90,279,000 by Coldsmith, Janet

SECOND: Bushman, Joshua

APPROVED:

IN FAVOR:

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

AGAINST:

Chitlik, David

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$90,279,000

4. 2024-113 – 260 S REYNOLDS STREET

Appellant: RRE SUMMIT HOLDINGS LLC

Scheduled Time: 10:30 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 50183300

Appraiser: Madison Blume

Map-Block-Lot #: 058.01-01-04

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$34,913,000 to \$32,600,000 by Gorman, Elizabeth

SECOND: Van Diepen, Vann

APPROVED:

IN FAVOR:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$32,600,000

5. 2024-080 – 1800 DIAGNOL ROAD

Appellant: KING I LLC C/O COLUMBIA EQUITY TRUST

Scheduled Time: 11:00 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 50465710

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 073.02-01-01

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$42,255,000 to \$38,070,863 by Wade, Gregory

SECOND: Van Diepen, Vann

APPROVED:

IN FAVOR:

Bushman, Joshua
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

Coldsmith, Janet

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$38,070,863

6. 2024-083 – 1700 DIAGONAL ROAD

Appellant: 1700 DIAGONAL ROAD LLC

Scheduled Time: 11:30 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 50583300

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 073.02-02-01

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$17,995,000 to \$17,012,000 by Wade, Gregory

SECOND: Bushman, Joshua

APPROVED:

IN FAVOR:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$17,012,000

7. 2024-092 – 330 JOHN CARLYLE STREET

Appellant: SOCIETY FOR HUMAN RESOURCE MANAGEMENT

Scheduled Time: 12:00 pm

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 50644050

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 073.02-09-06

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$13,468,000 to \$12,581,900 by Van Diepen, Vann

SECOND: Coldsmith, Janet

APPROVED:

IN FAVOR:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$12,581,900

8. 2024-094 – 1900 JAMIESON AVENUE

Appellant: MACH I AREP CARLYLE CENTER
LLC

Scheduled Time: 12:30 pm

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 50686220

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 073.03-02-16

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$47,425,000 by Coldsmith, Janet

SECOND: Kindrick, Stephen

APPROVED:

IN FAVOR:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$47,425,000

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 15830500
Property Address: 1706 COMMONWEALTH AV
Date of Board Action: 8/27/2024 Abstract code: 310

Board Action

☒ Motion to affirm assessment
Made by Wade
Seconded by Coldsmith

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

Board Chairman: _____

Signature

Date: 8/27/24

Board Secretary: _____

Signature

Date: 8/27/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 37680000
Property Address: 6161 EDSALL RD
Date of Board Action: 8/27/2024 Abstract code: 330

Board Action

☒ Motion to affirm assessment
Made by KINDRICK
Seconded by WADK

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

Board Chairman: _____

Signature

Date: _____

Board Secretary: _____

Signature

Date: _____

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50616300
Property Address: 5240 DUKE ST
Date of Board Action: 8/27/2024

Abstract code: 320

Board Action

☒ Motion to affirm assessment
Made by COLDSMITH
Seconded by BUSHMAN

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

Board Chairman: _____

Signature

Date: 8/27/24

Board Secretary: _____

Signature

Date: 8/27/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50183300
Property Address: 260 S REYNOLDS ST
Date of Board Action: 8/27/2024 Abstract code: 330

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

Revised Assessment:

Land: 8,325,000
Improvement: 24,275,000
Total: 32,600,000

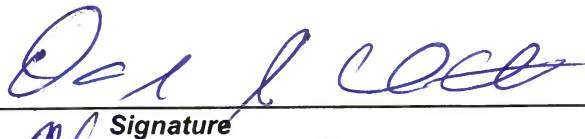
Made by GORMAN
Seconded by VAN DIEPEN

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

Board Chairman: _____



Signature

Date: 8/27/24

Board Secretary: _____



Signature

Date: 8/27/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50465710
Property Address: 1800 DIAGONAL RD
Date of Board Action: 8/27/2024 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 WADE
Seconded by VAN DIEPEN

Revised Assessment:

Land: 6,718,770
Improvement: 31,352,093
Total: 38,070,863

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	<u>X</u>	<u>X</u>			
Cappelle, Michele					
Chitlik, David	<u>X</u>	<u>X</u>			
Coldsmith, Janet	<u>X</u>		<u>X</u>		
Gorman, Elizabeth	<u>X</u>	<u>X</u>			
Kindrick, Stephen	<u>X</u>	<u>X</u>			
Van Diepen, Vann	<u>X</u>	<u>X</u>			
Wade, Gregory	<u>X</u>	<u>X</u>			

Board Chairman: 

Date: 8/27/24

Board Secretary: 

Date: 8/27/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50583300
Property Address: 1700 DIAGONAL RD
Date of Board Action: 8/27/2024 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 WADE
Seconded by BUSHMAN

Revised Assessment:

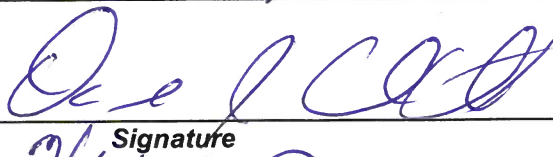
Land: 3,180,383
Improvement: 13,831,617
Total: 17,012,000

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

Board Chairman: _____



Signature

Date: 8/27/24

Board Secretary: _____



Signature

Date: 8/27/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50644050
Property Address: 330 JOHN CARLYLE ST
Date of Board Action: 8/27/2024 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 VAN DIEPEN
Seconded by COLD SMITH

Revised Assessment:

Land: 3,786,825
Improvement: 8,795,075
Total: 12,581,900

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

Board Chairman: _____

Signature

Date: 8/27/24

Board Secretary: _____

Signature

Date: 8/27/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50686220
Property Address: 1900 JAMIESON AVE
Date of Board Action: 8/27/2024 Abstract code: 487

Board Action

☒ Motion to affirm assessment
Made by COLDSMITH
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: _____

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

Board Chairman:

[Signature]
Signature

Date: 8/27/24

Board Secretary:

[Signature]
Signature

Date: 8/27/24