

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

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

DATE: Tuesday, July 9, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS	BOARD DECISION
DOCKET TIME 09:00 AM	SCHOECHLE LISA C TR 3145 N ROSSER ST 002.03-01-07  ACCT# 41240000 CASE# 2024--003 LUC: 100 LEAID: 0106 APP: GJAMES	L  B  T	385,201  213,388  598,589	385,201 L  213,388 B  598,589 T
AGENT/REP: N/A				
REMARK				
DOCKET TIME 09:30 AM	AMINI MOHSEN AND MARY K TRS 306 LA VERNE AV 024.02-03-26  ACCT# 13920000 CASE# 2024--004 LUC: 100 LEAID: 1010 APP: LBRADFORD	L  B  T	544,132  1,438,186  1,982,318	544,132 L  1,438,186 B  1,982,318 T
AGENT/REP: N/A				
REMARK				
DOCKET TIME 10:00 AM	MEHARI YEMANE 75 S REYNOLDS ST 404 048.03-0A-5.404  ACCT# 60007210 CASE# 2024--053 LUC: 130 LEAID: 0561 APP: GRICHARDSON	L  B  T	43,196  111,955  155,151	47,515 L  123,150 B  170,665 T
AGENT/REP: N/A				
REMARK				
DOCKET TIME 10:30 AM	SATANOVSKY ALEXANDER AND YELENA SATANOVSKY KATERINA 5051 KILBURN ST 058.04-01-28  ACCT# 50664100 CASE# 2024--002 LUC: 110 LEAID: 0507 APP: GRICHARDSON	L  B  T	318,000  384,360  702,360	346,000 L  431,233 B  777,233 T
AGENT/REP: N/A				
REMARK				
DOCKET TIME 11:00 AM	PHILLIPS CONSUELLA 75 S REYNOLDS ST 203 048.03-0A-5.203  ACCT# 60006800 CASE# 2024--056 LUC: 130 LEAID: 0561 APP: GRICHARDSON	L  B  T	42,332  109,653  151,985	46,565 L  120,618 B  167,183 T
AGENT/REP: N/A				
REMARK				

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

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

DATE: Tuesday, July 9, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS		BOARD DECISION
DOCKET TIME 11:30 AM	DOUGLAS RICHARD DAVID TR 307 YOAKUM PKWY 1423 056.04-0B-3.1423	L	80,956	92,002	L
	ACCT# 50195970	B	227,232	248,705	B
	CASE# 2024--054	T	308,188	340,707	T
	LUC: 140				
	LEAID: 0571 APP: GRICHARDSON AGENT/REP: N/A				
REMARK					



OFFICE OF REAL ESTATE ASSESSMENTS  
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

**MEETING INFORMATION**

**DATE:** Tuesday, July 9, 2024

**TIME:** 09:00 am

**LOCATION:** City Hall, Room 3008

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**ATTENDANCE**

**PRESENT:**

Chitlik, David  
Coldsmith, Janet  
Kendrick, Stephen  
Van Diepen, Vann

**ABSENT:**

Anderson, Alan  
Bushman, Joshua  
Cappelle, Michele  
Gorman, Elizabeth  
Wade, Gregory

**VIRTUAL:**

N/A

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**MEETING MINUTES**

**1. 2024-003 – 3145 N ROSSER ST**

**Appellant:** SCHOECHLE LISA C TR

**Scheduled Time:** 9:00 am

**Agent:** N/A

**Presenter:** Office of Real Estate Assessments

**Account #:** 41240000

**Appraiser:** Greylind James

**Map-Block-Lot #:** 002.03-01-07

**Appraiser Supervisor:** Stephanie Branizor

**MOTION:** To affirm the 2024 assessed value of \$598,589 by Coldsmith, Janet

**SECOND:** Kendrick, Stephen

**APPROVED:**

**IN FAVOR:**

Chitlik, David  
Coldsmith, Janet  
Kendrick, Stephen

**AGAINST:**

N/A

**RECUSED:**

Vann Van Diepen

**ABSTAIN:**

N/A

2024 Assessment Affirmed - \$598,589

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**2. 2024-004 – 306 LA VERNE AV**

**Appellant:** MOHSEN AMINI AND MARY K. AMINI

**Scheduled Time:** 9:30 am

**Agent:** N/A

**Presenter:** Office of Real Estate Assessments

**Account #:** 13920000

**Appraiser:** Leona Bradford

**Map-Block-Lot #:** 024.02-03-26

**Appraiser Supervisor:** Stephanie Branizor

**MOTION:** To affirm the 2024 assessed value of \$1,982,318 by Kindrick, Stephen

**SECOND:** Coldsmith, Janet

**APPROVED:**

**IN FAVOR:**

Chitlik, David  
Coldsmith, Janet  
Kendrick, Stephen  
Van Diepen, Vann

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Affirmed - \$1,982,318

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**3. 2024-002 – 5051 KILBURN STREET**

**Appellant:** ALEXANDER SATANOVSKY

**Scheduled Time:** 10:30 am

**Agent:** N/A

**Presenter:** Office of Real Estate Assessments

**Account #:** 50664100

**Appraiser:** Gregory Richardson

**Map-Block-Lot #:** 058.04-01-28

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm the 2024 assessed value of \$777,233 by Van Diepen, Vann

**SECOND:** Kindrick, Stephen

**APPROVED:**

**IN FAVOR:**

Chitlik, David  
Coldsmith, Janet  
Kendrick, Stephen  
Van Diepen, Vann

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Affirmed - \$777,233

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**4. 2024-056 – 307 YOAKUM PKWY #1423 75 S REYNOLDS**

**Appellant:** CONSUELLA PHILLIPS

**Scheduled Time:** 11:00 am

**Agent:** N/A

**Presenter:** Office of Real Estate Assessments

**Account #:** 60006800

**Appraiser:** Gregory Richardson

**Map-Block-Lot #:** 048.03-0A-5.203

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm the 2024 assessed value of \$167,183 Coldsmit, Janet

**SECOND:** Van Diepen, Vann

**APPROVED:**

**IN FAVOR:**

Chitlik, David  
Coldsmit, Janet  
Kendrick, Stephen  
Van Diepen, Vann

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Affirmed - \$167,183

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**5. 2024-054 – 307 YOAKUM PARKWAY #1423**

**Appellant:** RICHARD DAVID DOUGLAS

**Scheduled Time:** 11:30 am

**Agent:** N/A

**Presenter:** Office of Real Estate Assessments

**Account #:** 50195970

**Appraiser:** Gregory Richardson

**Map-Block-Lot #:** 056.04-08-3.1423

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm the 2024 assessed value of \$340,707 by Coldsmit, Janet

**SECOND:** Van Diepen, Vann

**APPROVED:**

**IN FAVOR:**

Chitlik, David  
Coldsmit, Janet  
Kendrick, Stephen  
Van Diepen, Vann

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Affirmed - \$340,707

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**APPEALS RESCHEDULED OR WITHDRAWN IN LIEU OF HEARING**

**1. 2024-053 – 75 S REYNOLDS STREET #404**

**Appellant:** YEMANE MEHARI

**Scheduled Time:** 10:00 am

**Agent:** N/A

**Presenter:** Office of Real Estate Assessments

**Account #:** 60007210

**Appraiser:** Gregory Richardson

**Map-Block-Lot #:** 048.03-0A-5.404

**Appraiser Supervisor:** Annwyn Milnes

**REASON:** Rescheduled for July 16, 2024.

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

Property Account No. 41240000  
Property Address: 3145 N ROSSER ST  
Date of Board Action: 7/9/2024 Abstract code: 100

**Board Action**

☒ Motion to affirm assessment  
Made by COLD SMITH  
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					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet	X	X			
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	REFUSED			REFUSED	
Wade, Gregory					

Board Chairman: \_\_\_\_\_

Signature

Date: \_\_\_\_\_

7/8/24

Board Secretary: \_\_\_\_\_

Signature

Date: \_\_\_\_\_

7/8/24

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

Property Account No. 13920000  
Property Address: 306 LA VERNE AV  
Date of Board Action: 7/9/2024 Abstract code: 100

**Board Action**

☒ Motion to affirm assessment  
Made by Kindrick  
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					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet	X	X			
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory					

Board Chairman: \_\_\_\_\_

Signature

Date: \_\_\_\_\_

7/8/24

Board Secretary: \_\_\_\_\_

Signature

Date: \_\_\_\_\_

7/8/24



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

Property Account No. 50664100  
Property Address: 5051 KILBURN ST  
Date of Board Action: 7/9/2024 Abstract code: 110

**Board Action**

☒ Motion to affirm assessment  
Made by VAN DIEPEN  
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	X	X			
Coldsmith, Janet	X	X			
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory					

Board Chairman: \_\_\_\_\_

[Signature]  
Signature

Date: \_\_\_\_\_

7/8/24

Board Secretary: \_\_\_\_\_

[Signature]  
Signature

Date: \_\_\_\_\_

7/8/24

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

Property Account No. 60006800  
Property Address: 75 S REYNOLDS ST 203  
Date of Board Action: 7/9/2024 Abstract code: 130

**Board Action**

☒ Motion to affirm assessment  
Made by VAN DIEPEN  
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					
Cappelle, Michele					
Chitlik, David	X	X			
Coldsmith, Janet	X	X			
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory					

Board Chairman: \_\_\_\_\_

*Signature*

Date: \_\_\_\_\_

Board Secretary: \_\_\_\_\_

*Signature*

Date: \_\_\_\_\_

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

Property Account No. 50195970  
Property Address: 307 YOAKUM PKWY 1423  
Date of Board Action: 7/9/2024 Abstract code: 140

**Board Action**

☒ Motion to affirm assessment  
Made by VAN DIEPEN COLDSMITH  
Seconded by VAN DIEPEN

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

Board Chairman: \_\_\_\_\_

*Signature*

Date: 7/8/24

Board Secretary: \_\_\_\_\_

*Signature*

Date: 7/8/24