

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 type="checkbox"/> Janet Coldsmith	<input checked="" type="checkbox"/> Michele Cappelle
<input checked="" type="checkbox"/> Joshua Bushma	<input type="checkbox"/> Betsy Gorman
<input checked="" type="checkbox"/> Vann Van Diepen	

DATE: Tuesday, November 19, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS		BOARD DECISION
DOCKET TIME 09:00 AM	808 WASHINGTON LLC 808 N WASHINGTON ST 054.04-02-06	L	3,000,000	3,000,000	L
	ACCT# 11717500	B	2,175,196	2,175,196	B
	CASE# 2024--114	T	5,175,196	5,175,196	T
	LUC: 470				
	LEAID: 0993 APP: MLARSON	AGENT/REP: N/A			
REMARK					
DOCKET TIME 09:30 AM	DOBROW HOPE I OR GOODMAN STEPHEN L 532 N PITT ST 064.02-05-33	L	960,000	980,000	L
	ACCT# 50687750	B	790,000	842,116	B
	CASE# 2024--159	T	1,750,000	1,822,116	T
	LUC: 120				
	LEAID: 0941 APP: GJAMES	AGENT/REP: N/A			
REMARK					
DOCKET TIME 10:00 AM	ALLEN ESTATE LLC 316 E MONROE AVE 043.02-04-20	L	596,230	596,230	L
	ACCT# 13407500	B	337,566	1,788,327	B
	CASE# 2024--160	T	933,796	2,384,557	T
	LUC: 100				
	LEAID: 1010 APP: LBRADFORD	AGENT/REP: N/A			
REMARK					



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Tuesday, November 19, 2024

TIME: 9:00 am

LOCATION: City Hall, Room 3008

ATTENDANCE

PRESENT:

Cappelle, Michelle
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann

ABSENT:

Anderson, Alan
Bushman, Joshua
Coldsmith, Janet
Wade, Gregory

VIRTUAL:

N/A

MEETING MINUTES

1. 2024-114- 808 NORTH WASHINGTON STREET

Appellant: SHAKTI LLC

Scheduled Time: 9:00 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 11717500

Appraiser: Stephanie Branizor

Map-Block-Lot #: 054.04-02-06

Appraiser Supervisor: Stephanie Branizor

MOTION: To reduce the 2024 assessed value of \$5,175,196 to \$3,642,000 by Van Diepen, Vann

SECOND: Cappelle, Michelle

APPROVED:

IN FAVOR:

Cappelle, Michelle
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$3,642,000

2. 2024-159– 532 NORTH PITT STREET

Appellant: DOBROW HOPE I OR GOODMAN
STEPHEN L

Scheduled Time: 9:30 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 50687750

Appraiser: Annwyn Milnes and Greylind James

Map-Block-Lot #: 064.02-05-33

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$1,858,105 to \$1,600,000 by Van Diepen, Vann

SECOND: Cappelle, Michelle

APPROVED:

IN FAVOR:

Cappelle, Michelle
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$1,600,000

3. 2024-160– 316 MONROE AVENUE

Appellant: ALLEN ESTATE LLC

Scheduled Time: 10:00 am

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 13407500

Appraiser: Leona Bradford

Map-Block-Lot #: 043.02-04-20-10A

Appraiser Supervisor: Stephanie Branizor

MOTION: To reduce the 2024 assessed value of \$2,384,557 to \$2,100,000 by Cappelle, Michelle

SECOND: Gorman, Elizabeth

APPROVED:

IN FAVOR:

Cappelle, Michelle
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$2,100,000

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 11717500
Property Address: 808 N WASHINGTON ST
Date of Board Action: 11/19/2024 Abstract code: 470

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 CAPPELLE

Revised Assessment:

Land: 3,000,000
Improvement: 642,000
Total: 3,642,000

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

Board Chairman: _____

Signature

Date: 11/19/24

Board Secretary: _____

Signature

Date: 11/19/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50687750
Property Address: 532 N PITT ST
Date of Board Action: 11/19/2024 Abstract code: 120

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 CAPPELLE

Revised Assessment:

Land: 980,000
Improvement: 620,000
Total: 1,600,000

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

Board Chairman: _____

Signature

Date: 11/19/24

Board Secretary: _____

Signature

Date: 11/19/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 13407500
Property Address: 316 E MONROE AVE
Date of Board Action: 11/19/2024 Abstract code: 100

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 CAPPELLE
Seconded by GORMAN

Revised Assessment:

Land: 596,230
Improvement: 4,503,770
Total: 2,100,000

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

Board Chairman: _____

Signature

Date: 11/19/24

Board Secretary: _____

Signature

Date: 11/19/24