

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, October 1, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS	BOARD DECISION
DOCKET TIME 09:30 AM	HOLLAND LANE VENTURES VA LLC 401 HOLLAND LA 073.04-01-04	L	24,218,572	24,218,572 L
	ACCT# 50672000	B	108,339,428	100,009,428 B
	CASE# 2024--079	T	132,558,000	124,228,000 T
	LUC: 330			
	LEAID: 1595 APP: MLARSON	AGENT/REP: N/A		
REMARK				
DOCKET TIME 10:00 AM	601 KING STREET INVESTORS LLC 601 KING ST 074.02-03-14	L	992,255	992,255 L
	ACCT# 12040500	B	2,666,995	2,666,995 B
	CASE# 2024--091	T	3,659,250	3,659,250 T
	LUC: 489			
	LEAID: 0892 APP: AHERNANDEZ	AGENT/REP: N/A		
REMARK				
DOCKET TIME 10:30 AM	SOCIETY FOR HUMAN RESOURCE MANAGEMENT 1800 DUKE ST 073.02-09-01	L	4,428,200	4,428,200 L
	ACCT# 50644040	B	10,091,800	10,108,800 B
	CASE# 2024--095	T	14,520,000	14,537,000 T
	LUC: 487			
	LEAID: 1595 APP: JLIPSCOMB	AGENT/REP: N/A		
REMARK				
DOCKET TIME 11:00 AM	HAI 1920 BALLENGER LLC 1920 BALLENGER AVE 073.03-02-22	L	3,176,855	3,176,855 L
	ACCT# 50686280	B	11,223,145	11,470,145 B
	CASE# 2024--096	T	14,400,000	14,647,000 T
	LUC: 487			
	LEAID: 1595 APP: JLIPSCOMB	AGENT/REP: N/A		
REMARK				
DOCKET TIME 11:30 AM	MILITARY OFFICERS ASSOCIATION OF AMERICA 201 N WASHINGTON ST 064.04-08-08	L	2,310,348	2,310,348 L
	ACCT# 11995600	B	2,214,652	2,679,652 B
	CASE# 2024--100	T	4,525,000	4,990,000 T
	LUC: 487			
	LEAID: 0888 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, October 1, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #	ASSESSMENTS				BOARD DECISION
DOCKET TIME 12:00 PM	AMERICAN ACADEMY OF OTOLARYNGOLOGY HEAD AND NECK SURGERY FOUNDAT 1650 DIAGONAL RD 063.04-09-02	L	2,243,600	2,243,600	L	
	ACCT# 50616700	B	3,356,400	3,546,400	B	
	CASE# 2024--105	T	5,600,000	5,790,000	T	
	LUC: 487					
	LEAID: 0451 APP: JLIPSCOMB AGENT/REP: N/A					
REMARK						



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Tuesday, October 1, 2024

TIME: 9:30 am

LOCATION: City Hall, Room 3008

ATTENDANCE

PRESENT:

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

ABSENT:

Anderson, Alan
Capelle, Michele
Coldsmith, Janet

VIRTUAL:

N/A

MEETING MINUTES

1. 2024-079– 401 HOLLAND LANE

Appellant: HOLLAND LANE VENTURES VA LLC **Scheduled Time:** 9:30 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 50672000

Appraiser: Madison Blume

Map-Block-Lot #: 073.04-01-04

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$124,228,000 by Bushman, Joshua

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$124,228,000

2. 2024-091– 601 KING STREET

Appellant: 601 KING STREET INVESTORS LLC

Scheduled Time: 10:00 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 12040500

Appraiser: Aracelie Hernandez

Map-Block-Lot #: 074.02-03-14

Appraiser Supervisor: Stephanie Branizor

MOTION: To reduce the 2024 assessed value of \$3,659,250 to \$3,150,000 by Bushman, Joshua

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$3,150,000

3. 2024-095– 1800 DUKE STREET

Appellant: SOCIETY FOR HUMAN RESOURCE
MANAGEMENT

Scheduled Time: 10:30 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 50644040

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 073.02-09-01

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$14,537,000 to \$10,300,000 by Van Diepen, Vann

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$10,300,000

4. 2024-096– 1920 BALLENGER AVENUE

Appellant: 1920 BALLENGER AVENUE

Scheduled Time: 11:00 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 50686280

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 073.03-02-22

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$14,647,000 by Bushman, Joshua

SECOND: Kindrick, Stephen

APPROVED:

IN FAVOR:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$14,647,000

5. 2024-100– 201 N WASHINGTON STREET

Appellant: MILITARY OFFICERS ASSOCIATION
OF AMERICA

Scheduled Time: 11:30 am

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 11995600

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 064.04-08-08

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$4,990,000 to \$4,525,000 by Bushman, Joshua

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$4,525,000

6. 2024-105– 1650 DIAGONAL ROAD

Appellant: AMERICAN ACADEMY OF
OTOLARYNGOLOGY

Scheduled Time: 12:00 pm

Agent: Libba McCraw

Presenter: Office of Real Estate Assessments

Account #: 12040500

Appraiser: Jessica Wills-Lipscomb

Map-Block-Lot #: 063.04-09-02

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$14,537,000 to \$5,524,000 by Bushman, Joshua

SECOND: Wade, Gregory

APPROVED:

IN FAVOR:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$5,524,000

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50672000
Property Address: 401 HOLLAND LA
Date of Board Action: 10/1/2024 Abstract code: 330

Board Action

☒ Motion to affirm assessment

Made by JEB
Seconded by WG

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:

Made by _____
Seconded by _____

Land: _____
Improvement: _____
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:

[Signature]
Signature

Date: 10/1/24

Board Secretary:

[Signature]
Signature

Date: 10/1/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 12040500
Property Address: 601 KING ST
Date of Board Action: 10/1/2024

Abstract code: 489

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 _____
Seconded by _____

Revised Assessment:

Land: 992,255
Improvement: 2,157,745
Total: 3,150,000

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: Increase in property expenses

	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: 10/1/24

Board Secretary: _____

Signature

Date: 10/1/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50644040
Property Address: 1800 DUKE ST
Date of Board Action: 10/1/2024 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 VVD
Seconded by GW

Revised Assessment:

Land: 4,428,200
Improvement: 5,871,800
Total: 10,300,000

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: Reduced rental value

	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: 10/1/24

Board Secretary: _____

Signature

Date: 10/1/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50686280
Property Address: 1920 BALLENGER AVE
Date of Board Action: 10/1/2024 Abstract code: 487

Board Action

☒ **Motion to affirm assessment**

Made by JEB
Seconded by SK

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: _____

Signature

Date: _____

Board Secretary: _____

Signature

Date: _____

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 11995600
Property Address: 201 N WASHINGTON ST
Date of Board Action: 10/1/2024 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 JBR
Seconded by GW

Revised Assessment:

Land: 2,310,348
Improvement: 2,214,652
Total: 4,525,000

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: Overall Washington Market Conditions

	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: 10/1/24

Board Secretary: _____

Signature

Date: 10/1/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50616700
Property Address: 1650 DIAGONAL RD
Date of Board Action: 10/1/2024 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 _____
Seconded by _____

Revised Assessment:

Land: 2,243,600
Improvement: 3,280,400
Total: 5,524,000

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: Accept Assessors Recommendation

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: 10/1/24

Board Secretary: _____

Signature

Date: 10/1/24