

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

<input checked="" type="checkbox"/> Alan Anderson	<input checked="" type="checkbox"/> Stephen Kindric
<input type="checkbox"/> David Chitlik	<input checked="" type="checkbox"/> Gregory Wade
<input 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: Wednesday, October 9, 2024

	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS		BOARD DECISION
DOCKET TIME 04:00 PM	BURKE & HERBERT BANK & TRUST COMPANY 306 E MONROE AVE 043.02-04-24	L	1,029,600	1,029,600	L
	ACCT# 13409500	B	396,000	396,000	B
	CASE# 2024--060	T	1,425,600	1,425,600	T
	LUC: 481				
	LEAID: 1087 APP: EBRAUN	AGENT/REP: MARK F. ROGERS			
REMARK					
DOCKET TIME 04:30 PM	JEMAL'S 115 S WASHINGTON LLC 115 S WASHINGTON ST 074.02-10-13	L	1,650,000	1,650,000	L
	ACCT# 11408000	B	420,000	420,000	B
	CASE# 2024--141	T	2,070,000	2,070,000	T
	LUC: 400				
	LEAID: 0889 APP: AHERNANDEZ	AGENT/REP: MARK F. ROGERS			
REMARK					
DOCKET TIME 05:00 PM	BURKE & HERBERT BANK & TRUST COMPANY 118 S FAIRFAX ST 075.01-07-25	L	679,705	679,705	L
	ACCT# 12637500	B	690,723	690,723	B
	CASE# 2024--059	T	1,370,428	1,370,428	T
	LUC: 489				
	LEAID: 0890 APP: AHERNANDEZ	AGENT/REP: MARK F. ROGERS			
REMARK					
DOCKET TIME 05:30 PM	BURKE AND HERBERT BANK AND TRUST CO 120 S FAIRFAX ST 075.01-07-24	L	945,131	945,131	L
	ACCT# 12637000	B	1,008,242	1,008,242	B
	CASE# 2024--063	T	1,953,373	1,953,373	T
	LUC: 489				
	LEAID: 0890 APP: AHERNANDEZ	AGENT/REP: MARK F. ROGERS			
REMARK					
DOCKET TIME 06:00 PM	JEMALS MURPHYS LLC 110 S WASHINGTON ST 074.02-09-26	L	0	0	L
	ACCT# 11919000	B	0	0	B
	CASE# 2024--140	T	0	0	T
	LUC: 400				
	LEAID: 0894 APP: AHERNANDEZ	AGENT/REP: MARK F. ROGERS			
REMARK					

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

☒ Alan Anderson    ☒ Stephen Kindric  
☐ David Chitlik    ☒ Gregory Wade  
☐ Janet Coldsmith    ☐ Michele Cappelle  
☒ Joshua Bushma    ☐ Betsy Gorman  
☒ Vann Van Diepen

DATE: Wednesday, October 9, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS	BOARD DECISION
DOCKET TIME 06:00 PM	JEMALS MURPHYS LLC 112 S WASHINGTON ST 074.02-09-25	L	0	0 L
	ACCT# 11918500	B	0	0 B
	CASE# 2024--140	T	0	0 T
	LUC: 400			
	LEAID: 0894 APP: AHERNANDEZ AGENT/REP: MARK F. ROGERS			
REMARK				
DOCKET TIME 06:00 PM	JEMALS MURPHYS LLC 614 KING ST 074.02-09-05	L	0	0 L
	ACCT# 11908500	B	0	0 B
	CASE# 2024--140	T	0	0 T
	LUC: 400			
	LEAID: 0892 APP: AHERNANDEZ AGENT/REP: MARK F. ROGERS			
REMARK				
DOCKET TIME 06:00 PM	JEMALS MURPHYS LLC 618 KING ST 074.02-09-04	L	4,443,863	4,443,863 L
	ACCT# 11907500	B	2,281,137	2,839,988 B
	CASE# 2024--140	T	6,725,000	7,283,851 T
	LUC: 400			
	LEAID: 0892 APP: AHERNANDEZ AGENT/REP: MARK F. ROGERS			
REMARK				
DOCKET TIME 06:30 PM	ASCO LEASING LLC 2318 MILL RD 072.04-0A-RP-MRP	L	5,729,582	5,729,582 L
	ACCT# 60017310	B	30,327,418	27,570,418 B
	CASE# 2024--073	T	36,057,000	33,300,000 T
	LUC: 160			
	LEAID: 1568 APP: JLIPSCOMB AGENT/REP: MARK F. ROGERS			
REMARK				
DOCKET TIME 06:30 PM	ASCO LEASING LLC 2318 MILL RD 072.04-0A-RETAIL	L	255,720	255,720 L
	ACCT# 60017300	B	277,280	222,280 B
	CASE# 2024--072	T	533,000	478,000 T
	LUC: 165			
	LEAID: 1568 APP: JLIPSCOMB AGENT/REP: MARK F. ROGERS			
REMARK				



OFFICE OF REAL ESTATE ASSESSMENTS  
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

**MEETING INFORMATION**

**DATE:** Wednesday, October 9, 2024

**TIME:** 4:30 pm

**LOCATION:** City Hall, Room 3008

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**ATTENDANCE**

**PRESENT:**

Anderson, Alan  
Kindrick, Stephen  
Van Diepen, Vann  
Wade, Gregory

**ABSENT:**

Bushman, Joshua  
Capelle, Michele  
Coldsmith, Janet  
Gorman, Elizabeth

**VIRTUAL:**

N/A

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**MEETING MINUTES**

**1. 2024-060– 306 E MONROE AVENUE**

**Appellant:** BURKE AND HERBERT, BANK  
AND TRUST COMPANY

**Scheduled Time:** 4:30 pm

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 13409500

**Appraiser:** Eric Braun

**Map-Block-Lot #:** 043.02-04-24

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm the 2024 assessed value of \$1,425,600 by Van Diepen, Vann

**SECOND:** Wade, Gregory

**APPROVED:**

**IN FAVOR:**

Anderson, Alan  
Kindrick, Stephen  
Van Diepen, Vann  
Wade, Gregory

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Affirmed - \$1,425,600

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## 2. 2024-072/073– 2318 MILL ROAD

**Appellant:** 601 KING STREET INVESTORS  
LLC

**Scheduled Time:** 6:30 pm

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 60017300, 60017310

**Appraiser:** Jessica Wills-Lipscomb

**Map-Block-Lot #:** 072.04-0A-RETAIL, 072.04-  
0A-RP-MRP

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To reduce the 2024 assessed value of \$478,000 to \$423,900 by Kindrick, Stephen (60017300)

**MOTION:** To reduce the 2024 assessed value of \$33,300,000 to \$25,986,000 by Kindrick, Stephen  
(60017310)

**SECOND:** Wade, Gregory (60017300)

**SECOND:** Wade, Gregory (60017310)

**APPROVED:**

**IN FAVOR:**

Anderson, Alan  
Kindrick, Stephen  
Van Diepen, Vann  
Wade, Gregory

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Reduced - \$423,900 (60017300), \$25,986,000 (60017310)

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

**1. 2024-141 – 115 SOUTH WASHINGTON STREET**

**Appellant:** JEMAL'S 115 S WASHINGTON STREET LLC

**Scheduled Time:** 04:00 pm

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 11408000

**Appraiser:** Aracelie Hernandez

**Map-Block-Lot #:** 074.02-10-13

**Appraiser Supervisor:** Stephanie Branizor

**REASON:** Agent accepted appraiser's recommendation of \$900,000.

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**2. 2024-059 – 118 S FAIRFAX STREET**

**Appellant:** BURKE & HERBERT BANK & TRUST COMPANY

**Scheduled Time:** 05:00 pm

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 12637500

**Appraiser:** Aracelie Hernandez

**Map-Block-Lot #:** 075.01-07-25

**Appraiser Supervisor:** Stephanie Branizor

**REASON:** Agent accepted appraiser's recommendation of \$1,211,500.

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**3. 2024-063 – 120 SOUTH FAIRFAX STREET**

**Appellant:** BURKE AND HERBERT BANK AND TRUST CO

**Scheduled Time:** 05:30 am

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 50452010

**Appraiser:** Aracelie Hernandez

**Map-Block-Lot #:** 075.01-07-24

**Appraiser Supervisor:** Stephanie Branizor

**REASON:** Agent accepted appraiser's recommendation of \$1,702,650.

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**4. 2024-140 – 110 S WASHINGTON STREET, 112 S WASHINGTON STREET, 614 KING STREET, 618 KING STREET**

**Appellant:** JEMALS MURPHYS LLC

**Scheduled Time:** 06:00 pm

**Agent:** Mark Rogers

**Presenter:** Office of Real Estate Assessments

**Account #:** 11919000, 11918500, 11908500, 11907500

**Appraiser:** Aracelie Hernandez

**Map-Block-Lot #:** 074.02-09-26, 074.02-09-25, 074.02-09-05, 074.02-09-04

**Appraiser Supervisor:** Stephanie Branizor

**REASON:** Agent accepted appraiser's recommendation of \$6,822,200.

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

Property Account No. 13409500  
Property Address: 306 E MONROE AVE  
Date of Board Action: 10/9/2024 Abstract code: 481

**Board Action**

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

**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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David					
Coldsmith, Janet					
Gorman, Elizabeth					
Kindrick, Stephen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Van Diepen, Vann	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Wade, Gregory	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			

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

*Signature*

Date: 10/9/24

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

*Signature*

Date: 10/9/24

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

Property Account No. 60017300  
Property Address: 2318 MILL RD  
Date of Board Action: 10/9/2024

Abstract code: 165

**Board Action**

☒ **Motion to affirm assessment**

Made by Wade  
Seconded by Wade

☒ **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 Kindrick  
Seconded by Wade

**Revised Assessment:**

Land: 255,720  
Improvement: 168,180  
Total: 423,900

**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	X	X			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David					
Coldsmith, Janet					
Gorman, Elizabeth					
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. 60017310  
Property Address: 2318 MILL RD  
Date of Board Action: 10/9/2024

Abstract code: 160

**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 KINNAMAN  
Seconded by WADE

Revised Assessment:

Land: 5,729,582  
Improvement: 20,251,418  
Total: 25,981,000

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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David					
Coldsmith, Janet					
Gorman, Elizabeth					
Kindrick, Stephen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Van Diepen, Vann	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Wade, Gregory	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			

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

Signature

Date: 10/9/24

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

Signature

Date: 10/9/24