

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

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

DATE: Wednesday, October 30, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS		BOARD DECISION
DOCKET TIME 04:00 PM	WILKES SUE OR DAVID C				
	422 N PEYTON ST	L	581,152	581,152	L
	064.01-10-06				
	ACCT# 10376000	B	337,923	337,923	B
	CASE# 2024--156	T	919,075	919,075	T
	LUC: 110				
LEAID: 0204 APP: AMILNES		AGENT/REP: N/A			
REMARK					
DOCKET TIME 04:30 PM	WILKES SUE OR DAVID C				
	422 A N PEYTON ST	L	70,425	399,168	L
	064.01-10-07				
	ACCT# 10376500	B	0	0	B
	CASE# 2024--157	T	70,425	399,168	T
	LUC: 910				
LEAID: 0204 APP: AMILNES		AGENT/REP: N/A			
REMARK					
DOCKET TIME 05:00 PM	WILLIAM AND JAMES CAFRITZ LP				
	6000 EDSALL RD	L	25,953,000	25,953,000	L
	067.01-01-09				
	ACCT# 37528100	B	34,502,000	31,394,000	B
	CASE# 2024--129	T	60,455,000	57,347,000	T
	LUC: 310				
LEAID: 0586 APP: MLARSON		AGENT/REP: MARK F. ROGERS			
REMARK					
DOCKET TIME 05:30 PM	2000 N. BEAUREGARD OWNER LLC				
	2000 N BEAUREGARD ST	L	15,250,000	15,250,000	L
	019.02-01-08				
	ACCT# 50231200	B	90,931,000	77,838,000	B
	CASE# 2024--130	T	106,181,000	93,088,000	T
	LUC: 330				
LEAID: 0188 APP: MLARSON		AGENT/REP: MARK F. ROGERS			
REMARK					
DOCKET TIME 06:00 PM	QUANTRELL ASSOCIATES				
	5800 QUANTRELL AV	L	17,300,000	17,300,000	L
	037.03-01-01				
	ACCT# 39048000	B	38,773,000	36,377,000	B
	CASE# 2024--138	T	56,073,000	53,677,000	T
	LUC: 330				
LEAID: 0186 APP: MLARSON		AGENT/REP: MARK F. ROGERS			
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: Wednesday, October 30, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #	ASSESSMENTS				BOARD DECISION
DOCKET TIME 06:30 PM	SEMINARY TOWERS OWNER LLC					
	4801 KENMORE AV	L	26,100,000	26,100,000	L	
	030.01-01-01					
		B	64,219,001	59,840,000	B	
		T	90,319,001	85,940,000	T	
	ACCT# 31344000					
	CASE# 2024--146					
	LUC: 330					
	LEAID: 1287 APP: MLARSON	AGENT/REP: MARK F. ROGERS				
REMARK						



OFFICE OF REAL ESTATE ASSESSMENTS
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Wednesday, October 30, 2024

TIME: 4:00 pm

LOCATION: City Hall, Room 3008

ATTENDANCE

PRESENT:

Anderson, Alan
Cappelle, Michelle
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

ABSENT:

Bushman, Joshua
Coldsmith, Janet

VIRTUAL:

N/A

MEETING MINUTES

1. 2024-156- 422 N PEYTON STREET

Appellant: DAVID AND SUE WILKES

Scheduled Time: 4:00 pm

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 10376000

Appraiser: Annwyn Milnes

Map-Block-Lot #: 064.01-10-06

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$919,075 by Van Diepen, Vann

SECOND: Cappelle, Michelle

APPROVED:

IN FAVOR:

Anderson, Alan
Cappelle, Michelle
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$919,075

2. 2024-157– 422 A N PEYTON STREET

Appellant: DAVID AND SUE WILKES

Scheduled Time: 4:30 pm

Agent: N/A

Presenter: Office of Real Estate Assessments

Account #: 10376500

Appraiser: Annwyn Milnes

Map-Block-Lot #: 064.01-10-07

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$399,168 to \$275,000 Anderson, Alan

SECOND: Cappelle, Michelle

APPROVED:

IN FAVOR:

Anderson, Alan
Cappelle, Michelle
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$275,000

3. 2024-129– 6000 EDSALL ROAD

Appellant: WILLIAM AND JAMES CARFITZ LP

Scheduled Time: 5:00 pm

Agent: Mark Rogers

Presenter: Office of Real Estate Assessments

Account #: 37528100

Appraiser: Madison Blume

Map-Block-Lot #: 067.01-01-09

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$57,347,000 by Anderson, Alan

SECOND: Kindrick, Stephen

APPROVED:

IN FAVOR:

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

AGAINST:

Wade, Gregory

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$57,347,000

4. 2024-130– 2000 N BEAUREGARD STREET

Appellant: 2000 N BEAUREGARD OWNER LLC

Scheduled Time: 5:30 pm

Agent: Mark Rogers

Presenter: Office of Real Estate Assessments

Account #: 50231200

Appraiser: Madison Blume

Map-Block-Lot #: 019.02-01-06

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$93,088,000 by Wade, Greogry

SECOND: Anderson, Alan

APPROVED:

IN FAVOR:

Anderson, Alan
Cappelle, Michelle
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$93,088,000

5. 2024-138– 5800 QUANTRELL AVENUE

Appellant: QUANTRELL ASSOCIATES LIMITED
PARTNERSHIP LLP

Scheduled Time: 6:00 pm

Agent: Mark Rogers

Presenter: Office of Real Estate Assessments

Account #: 39048000

Appraiser: Madison Blume

Map-Block-Lot #: 037.03-01-01

Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$53,677,000 by Van Diepen, Vann

SECOND: Anderson, Alan

APPROVED:

IN FAVOR:

Anderson, Alan
Cappelle, Michelle
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Affirmed - \$53,677,000

6. 2024-146– 4801 KENMORE AVENUE

Appellant: SEMINARY TOWERS OWNER LLC

Scheduled Time: 6:30 pm

Agent: Mark Rogers

Presenter: Office of Real Estate Assessments

Account #: 31344000

Appraiser: Madison Blume

Map-Block-Lot #: 030.01-01-01

Appraiser Supervisor: Annwyn Milnes

MOTION: To reduce the 2024 assessed value of \$85,940,000 to \$83,100,000 by Anderson, Alan

SECOND: Wade. Gregory

APPROVED:

IN FAVOR:

Anderson, Alan
Cappelle, Michelle
Chitlik, David
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann
Wade, Gregory

RECUSED:

N/A

AGAINST:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$83,100,000

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 10376000
Property Address: 422 N PEYTON ST
Date of Board Action: 10/30/2024 Abstract code: 110

Board Action

☒ Motion to affirm assessment
Made by VAN DIEPEN
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

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	X	X			
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	X	X			

Board Chairman: 
Signature

Date: 10/30/24

Board Secretary: 
Signature

Date: 10/30/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 10376500
Property Address: 422 A N PEYTON ST
Date of Board Action: 10/30/2024 Abstract code: 910

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 ANDERSON
Seconded by CAPELLE

Revised Assessment:

Land: 275,000

Improvement: 0

Total: 275,000

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

Board Chairman: _____

Signature

Date: 10/30/24

Board Secretary: _____

Signature

Date: 10/30/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 37528100
Property Address: 6000 EDSALL RD
Date of Board Action: 10/30/2024 Abstract code: 310

Board Action

☒ Motion to affirm assessment
Made by ANDERSON
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	X	X			
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	X		X		

Board Chairman: _____

Signature

Date: 10/30/24

Board Secretary: _____

Signature

Date: 10/30/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50231200
Property Address: 2000 N BEAUREGARD ST
Date of Board Action: 10/30/2024 Abstract code: 330

Board Action

☒ Motion to affirm assessment

Made by Wade
Seconded by Amador

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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Chitlik, David	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Coldsmith, Janet					
Gorman, Elizabeth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
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: 10/30/24

Board Secretary: _____

Signature

Date: 10/30/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 39048000
Property Address: 5800 QUANTRELL AV
Date of Board Action: 10/30/2024 Abstract code: 330

Board Action

☒ Motion to affirm assessment
Made by Van Diepen
Seconded by Anderson

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	X	X			
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	X	X			

Board Chairman: _____

Signature

Date: 10/30/24

Board Secretary: _____

Signature

Date: 10/30/24

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 31344000
Property Address: 4801 KENMORE AV
Date of Board Action: 10/30/2024 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

Made by ANDERSON
Seconded by WADE

Revised Assessment:

Land: 26,100,000
Improvement: 57,000,000
Total: 83,100,000

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	X	X			
Bushman, Joshua		X			
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	X	X			

Board Chairman: _____

Signature

Date: 10/30/24

Board Secretary: _____

Signature

Date: 10/30/24