

**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 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: Monday, September 9, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #		ASSESSMENTS		BOARD DECISION
DOCKET TIME 04:00 PM	LLOYD KAREN DAHLGREN TR 109 PRINCESS ST 065.03-04-13	L	1,006,250	1,221,788	L
	ACCT# 12781375	B	602,138	629,508	B
	CASE# 2024--143	T	1,608,388	1,851,296	T
	LUC: 120				
	LEAID: 0844 APP: SBRANIZOR	AGENT/REP: N/A			
REMARK					
DOCKET TIME 04:30 PM	ASHFORD ALEXANDRIA LP 1747 KING ST 063.04-06-24	L	14,760,000	14,760,000	L
	ACCT# 50664940	B	29,340,000	39,615,000	B
	CASE# 2024--026	T	44,100,000	54,375,000	T
	LUC: 470				
	LEAID: 0487 APP: SBRANIZOR	AGENT/REP: N/A			
REMARK					
DOCKET TIME 05:00 PM	AMERICAN SOCIETY FOR INDUSTRIAL SECURITY 1625 PRINCE ST 073.02-0B-4M	L	5,676,009	5,676,009	L
	ACCT# 50616730	B	3,123,991	3,123,991	B
	CASE# 2024--036	T	8,800,000	8,800,000	T
	LUC: 160				
	LEAID: 0451 APP: EBRAUN	AGENT/REP: N/A			
REMARK					
DOCKET TIME 05:30 PM	202-204 EAST MASON AVENUE PARTNERS 202 E MASON AV 043.02-01-21	L	2,091,994	2,091,994	L
	ACCT# 14630800	B	2,327,800	2,110,210	B
	CASE# 2024--005	T	4,419,794	4,202,204	T
	LUC: 310				
	LEAID: 1085 APP: MLARSON	AGENT/REP: N/A			
REMARK					



OFFICE OF REAL ESTATE ASSESSMENTS  
BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

**MEETING INFORMATION**

**DATE:** Monday, September 9, 2024

**TIME:** 4:00 pm

**LOCATION:** City Hall, Room 3008

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**ATTENDANCE**

**PRESENT:**

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

**ABSENT:**

Bushman, Joshua  
Cappelle, Michele  
Chitlik, David  
Gorman, Elizabeth

**VIRTUAL:**

N/A

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**MEETING MINUTES**

**1. 2024-143 – 109 PRINCESS STREET**

**Appellant:** LLOYD KAREN DAHLGREN TR

**Scheduled Time:** 4:00 pm

**Agent:** N/A

**Presenter:** Office of Real Estate Assessments

**Account #:** 12781375

**Appraiser:** Stephanie Branizor

**Map-Block-Lot #:** 065.03-04-13

**Appraiser Supervisor:** Bryan Page

**MOTION:** To affirm the 2024 assessed value of \$1,851,296 by Coldsmith, Janet

**SECOND:** Wade, Gregory

**APPROVED:**

**IN FAVOR:**

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

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Affirmed - \$1,851,296

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**2. 2024-026 – 1747 KING STREET**

**Appellant:** ASHFORD ALEXANDRIA LP

**Scheduled Time:** 4:30 pm

**Agent:** Blake Warren

**Presenter:** Office of Real Estate Assessments

**Account #:** 50664940

**Appraiser:** Stephanie Branizor

**Map-Block-Lot #:** 063.04-06-24

**Appraiser Supervisor:** Bryan Page

**MOTION:** To reduce the 2024 assessed value of \$54,375,000 to \$49,500,000 by Coldsmith, Janet

**SECOND:** Wade, Gregory

**APPROVED:**

**IN FAVOR:**

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

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Reduced - \$49,500,000

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**3. 2024-036 – 1625 PRINCE STREET**

**Appellant:** AMERICAN SOCIETY FOR  
INDUSTRIAL SECURITY

**Scheduled Time:** 5:00 pm

**Agent:** Libba McCraw

**Presenter:** Office of Real Estate Assessments

**Account #:** 50616730

**Appraiser:** Eric Braun

**Map-Block-Lot #:** 073.02-0B-4M

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To affirm the 2024 assessed value of \$8,800,000 by Wade, Gregory

**SECOND:** Van Diepen, Vann

**APPROVED:**

**IN FAVOR:**

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

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Affirmed - \$8,800,000

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**4. 2024-005 – 202 EAST MASON AVENUE**

**Appellant:** 202-204 EAST MASON AVENUE  
PARTNERS

**Scheduled Time:** 5:30 pm

**Agent:** N/A

**Presenter:** Office of Real Estate Assessments

**Account #:** 14630800

**Appraiser:** Madison Blume

**Map-Block-Lot #:** 043.02-01-21

**Appraiser Supervisor:** Annwyn Milnes

**MOTION:** To reduce the 2024 assessed value of \$4,202,204 to \$3,871,791 by Van Diepen, Vann

**SECOND:** Wade, Gregory

**APPROVED:**

**IN FAVOR:**

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

**AGAINST:**

N/A

**RECUSED:**

N/A

**ABSTAIN:**

N/A

2024 Assessment Reduced - \$3,871,791

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

Property Account No. 12781375  
Property Address: 109 PRINCESS ST  
Date of Board Action: 9/9/2024 Abstract code: 120

**Board Action**

☒ Motion to affirm assessment

Made by COLDSMITH  
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:

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

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

Date: 9/9/24

Signature

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

Date: 9/9/24

Signature

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

Property Account No. 50664940  
Property Address: 1747 KING ST  
Date of Board Action: 9/9/2024

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 COLYSMITH  
Seconded by WADE

Revised Assessment:

Land: 14,760.00  
Improvement: 34,740.00  
Total: 49,500.00

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	X	X			
Gorman, Elizabeth					
Kindrick, Stephen	X	X			
Van Diepen, Vann	X	X			
Wade, Gregory	X	X			

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

Date: 9/9/24

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

Date: 9/9/24

Signature

Signature

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

Property Account No. 50616730  
Property Address: 1625 PRINCE ST  
Date of Board Action: 9/9/2024 Abstract code: 160

**Board Action**

☒ Motion to affirm assessment

Made by WADE  
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Bushman, Joshua					
Cappelle, Michele					
Chitlik, David					
Coldsmith, Janet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
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: 9/9/24

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

*Signature*

Date: 9/9/24

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

Property Account No. 14630800  
Property Address: 202 E MASON AV  
Date of Board Action: 9/9/2024 Abstract code: 310

**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 WADE

Revised Assessment:

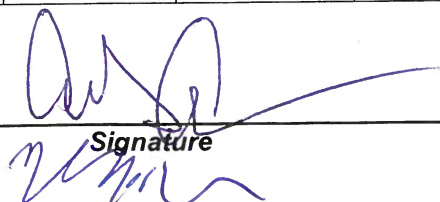
Land: 2,091,994  
Improvement: ~~1,710,804~~ 1,779,796  
Total: 3,871,790

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: 9/9/24

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

Signature

Date: 9/9/24