BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

DATE: Tu	esday, September 1	<u>-</u> 0, 20	D 24	0	С	K	E	Т .		Alan Anderson David Chitlik Janet Coldsmit Joshua Bushm Vann Van Diep	v (th v l a v l	Greg Mich	nen Kindric ory Wade ele Cappelle y Gorman
TIME	OWNER PROPERTY ADDR MAP REFERENCE								AS	SSESSMENTS			BOARD DECISION
DOCKET TIME 09:30 AM	4641 KENMORE 4641 KENMORE 020.03-01-01		_C					L	6,090,0		90,000		
	ACCT# 464720 CASE# 20240 LUC: 470							B T	3,648,0 9,738,0		21,000 11,000		
DEMARK	LEAID: 1286	APP:	SB	RAN	IZOR	₹	AGE	NT/RE	EP: N/A				
REMARK													
DOCKET TIME 10:00 AM	GRUER ROSE M 111 PRINCESS S 065.03-04-12							L	1,006,2	250 1,2	21,788	L	
	ACCT# 127813	55						В	640,	138 6	48,244	В	
	CASE# 20241 LUC: 120	44						Т	1,646,	388 1,8	70,032	Т	
DEMARK	LEAID: 0844	APP:	SB	RAN	IZOR	₹	AGE	NT/RE	EP: N/A				
REMARK													
DOCKET TIME 10:30 AM	AVANATH ALEXA 296 S WHITING S 057.01-03-04		RIA S	STAT	ION I	LLC		L	14,100,0	000 14,1	00,000	L	
10.30 AW	ACCT# 371840	50						В	29,371,0	000 26,7	14,000	В	
	CASE# 20240 LUC: 320							Т	43,471,0	000 40,8	14,000	T	
		APP:	ML	.ARS	ON		AGE	NT/RE	EP: SUZA	NNE ROSS			
REMARK													
DOCKET TIME 11:00 AM	EQR-TOWN SQU 1401 N BEAURE 019.03-01-12				BRO(OK L	.LC	L	24,885,0	000	0	L	
11.00741	ACCT# 506696	10						В	60,527,0	000	0	В	
	CASE# 20240 LUC: 320							Т	85,412,0	000	0	Т	
		APP:	ML	.ARS	ON		AGE	NT/RE	EP: SUZA	NNE ROSS			
REMARK													
DOCKET TIME 11:00 AM	EQR-TOWN SQU 1459 N BEAURE 019.03-01-09				BRO	OK I	LLC	L	29,850,0	000 29,8	50,000	L	
11.00 AW	ACCT# 506440	90						В	75,247,0	000 146,8	90,000	В	
	CASE# 20240 LUC: 320							Т	105,097,0	000 176,7	40,000	Т	
DEMARK	LEAID: 0186	APP:	ML	.ARS	ON		AGE	NT/RE	EP: SUZA	NNE ROSS			
REMARK													

BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

DATE: Tu	esday, Sep	<u>-</u> tember 10, :	_	<u>о с</u>	K	E T	•	☐ Da ☑ Ja ☑ Jo	an Anderson avid Chitlik net Coldsmith shua Bushma ann Van Diepen	✓ G ✓ M ✓ B	tephen Kindric regory Wade ichele Cappelle etsy Gorman
TIME	OWNER PROPERT MAP REFE	Y ADDRES	S					ASSI	ESSMENTS		BOARD DECISION
DOCKET TIME 11:30 AM		EXANDRIA I CHMOND H 1-01	_				L	52,479,000			L
	ACCT#	50677130				ļ	В	114,100,000	108,601,	000	В
	CASE# LUC:	2024017 320					Т	166,579,000	161,080,	000	Т
	LEAID:		P: MLA	ARSON		AGENT	'RE	P: SUZANN	E ROSS		
REMARK											
DOCKET TIME	2201 MIL		IMITED	PARTN	IERSH		L	23,625,000) 23,625,	000	L
12:00 PM	079.01-01						В	81,725,000	77,392,	000	В
	ACCT# CASE# LUC:	50314700 2024018 320					T	105,350,000			T
	LEAID:		P: MLA	ARSON		AGENT	'RE	P: SUZANN	E ROSS		
REMARK											
DOCKET TIME 12:30 PM		DISON & H DISON PL 3-06	ENRY L	LC			L	24,000,000			L
	ACCT#	10938200				I	В	112,257,000	104,284,	000	В
	CASE# LUC:	2024019 320					Τ	136,257,000	128,284,	000	Т
	LEAID:		P: MLA	ARSON		AGENT/	'RE	P: SUZANN	E ROSS		
REMARK											



OFFICE OF REAL ESTATE ASSESSMENTS BOARD OF EQUALIZATION AND ASSESSMENT REVIEW

MEETING INFORMATION

DATE: Tuesday, September 10, 2024

TIME: 9:30 am

LOCATION: City Hall, Room 3008

ATTENDANCE

PRESENT:ABSENT:VIRTUAL:Coldsmith, JanetAnderson, AlanN/A

Gorman, Elizabeth

Kindrick, Stephen

Van Diepen, Vann

Anderson, Alan

Bushman, Joshua

Cappelle, Michele

Chitlik, David

Wade, Gregory

MEETING MINUTES

1. 2024-077-4641 KENMORE AVENUE

Appellant: 4641 KENMORE VA LLC **Scheduled Time:** 9:30 am

Agent: Libba McCraw Presenter: Office of Real Estate Assessments

Account #: 46472010 Appraiser: Stephanie Branizor

Map-Block-Lot #: 020.03-01-01 Appraiser Supervisor: Bryan Page

MOTION: To reduce the 2024 assessed value of \$10,311,000 to \$9,725,000 by Van Diepen, Vann

SECOND: Wade, Gregory

APPROVED:

IN FAVOR: AGAINST:

Coldsmith, Janet N/A

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

RECUSED: ABSTAIN:

N/A N/A

2024 Assessment Reduced - \$9,725,000

2. 2024-144 – 111 PRINCESS STREET

Appellant: GRUER ROSE M TR **Scheduled Time:** 10:00 am

Agent: N/A **Presenter:** Office of Real Estate Assessments

Account #: 12781355 Appraiser: Stephanie Branizor

Map-Block-Lot #: 065.03-04-12 Appraiser Supervisor: Bryan Page

MOTION: To reduce the 2024 assessed value of \$1,870,032 to \$1,646,388 by Gorman, Elizabeth

SECOND: Kindrick, Stephen

APPROVED:

IN FAVOR: AGAINST: Coldsmith, Janet Wade, Gregory

Gorman, Elizabeth Kindrick, Stephen Van Diepen, Vann

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$1,646,388

3. 2024-018 – 2201 MILL ROAD

Appellant: ERP OPERATING LIMITED **Scheduled Time:** 12:00 pm

PARTNERSHIP

Agent: Suzanne Ross Presenter: Office of Real Estate Assessments

Account #: 50314700 Appraiser: Madison Blume

Map-Block-Lot #: 079.01-01-03 Appraiser Supervisor: Annwyn Milnes

MOTION: To affirm the 2024 assessed value of \$101,017,000 by Van Diepen, Vann

SECOND: Coldsmith, Janet

APPROVED:

IN FAVOR: AGAINST:

Anderson, Alan N/A

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

RECUSED: ABSTAIN:

N/A N/A

2024 Assessment Affirmed - \$101,017,000

APPEALS RESCHEDULED OR WITHDRAWN IN LIEU OF HEARING

1. 2024-014 – 296 SOUTH WHITING STREET

Appellant: AVANATH ALEXANDRIA **Scheduled Time:** 10:30 am

STATION LLC

Agent: Suzanne Ross Presenter: Office of Real Estate Assessments

Account #: 37184050 Appraiser: Madison Blume

Map-Block-Lot #: 057.01-03-04 Appraiser Supervisor: Annwyn Milnes

REASON: Agent accepted appraiser's recommendation.

2. 2024-016 – 1401 N BEAUREGARD STREET, 1459 N BEAUREGARD STREET

Appellant: EQR-TOWN SQUARE AT **Scheduled Time:** 11:00 am

MILLBROOK LLC

Agent: Suzanne Ross **Presenter:** Office of Real Estate Assessments

Account #: 50669610, 50644090 **Appraiser:** Madison Blume

Map-Block-Lot #: 019.03-01-12, 019.03-01-09 Appraiser Supervisor: Annwyn Milnes

REASON: Agent decided to no longer purse the case.

3. 2024-017 - 3700 RICHMOND HIGHWAY

Appellant: EQR ALEXANDRIA LLC **Scheduled Time:** 11:30 am

Agent: Suzanne Ross Presenter: Office of Real Estate Assessments

Account #: 50677130 Appraiser: Madison Blume

Map-Block-Lot #: 016.01-01-01 Appraiser Supervisor: Annwyn Milnes

REASON: Agent decided to no longer pursue the case.

4. 2024-019 - 1125 MADISON PLACE

Appellant: EQR-MADISON & HENRY LLC **Scheduled Time:** 12:30 pm

Agent: Madison Blume **Presenter:** Office of Real Estate Assessments

Account #: 10938200 Appraiser: Madison Blume

Map-Block-Lot #: 054.01-03-06 Appraiser Supervisor: Annwyn Milnes

REASON: Agent decided to no longer pursue the case.

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

Property Account No.
Property Address:
Date of Board Action:

46472010

4641 KENMORE AV

9/10/2024

Abstract code: 470

Board Action

	ssessment				
□ Substantia valuation	rming assessmal evidence was exceeded the p ance with gener	not present roperty's fair	market valu	Office of Real Estate le and the assessme practice	Assessment's ent was arrived at
Motion to change			i	Revised Assessment Land:	004
Made by <u>V^</u> Seconded by	WATE		. !	mprovement: 3,63 Fotal: 7,725,	000
Assessmel Assessmel Assessmel	nt exceeded fai	r market valu orrect data _ ed in accord	ance with ge	enerally accepted ap	
			te:	A14-!	Absort
A. J. J. J. Alex	Scheduled	Yea	Nay	Abstain	Absent
Anderson, Alan Bushman, Joshua			-		
Cappelle, Michele			-		
Chitlik, David					
Coldsmith, Janet	X	X			
Gorman, Elizabeth	×	X			
Kindrick, Stephen	×	×			
Van Diepen, Vann	× ×	×			
Wade, Gregory	χ.				
Board Chairman:	Signatur Signatur Signatur	oldou re	uh	Date:	0/24
Board Secretary:	197121	5		Date:	124
	Signatui	re			

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

Property Account No.
Property Address:
Date of Board Action:

12781355

111 PRINCESS ST

9/10/2024

Abstract code: 120

Board Action

☐ Motion to affirm a Made by☐ Seconded by	ssessment				
☐ Substantia	irming assessm al evidence was exceeded the p ance with gener	not present roperty's fair	market valu	Office of Real Estate ue and the assessme practice	Assessment's ent was arrived at
Motion to change	assessment			Revised Assessmen Land: 1,221,7	
Made hy	GORMAN			Improvement: 42	1 600
Seconded by	GURMAN	, in	,	Total: 1,646	388
	sessment chan				
☐ Assessme	nt not uniform i	n relation to	comparable	property	
Assessme Assessme	nt exceeded fai	r market valu	е		
☐ Assessme	nt based on inc	orrect data _	ance with a	enerally accepted ap	nraisal practice
	nt not determin ons:				praisar practice
U Other reas	OIIS				
		Vo	4		
			te:		
	Scheduled	Yea	te: Nay	Abstain	Absent
Anderson, Alan	Scheduled	Yea		Abstain	Absent
Bushman, Joshua	Scheduled	Yea		Abstain	Absent
Bushman, Joshua Cappelle, Michele	Scheduled	Yea		Abstain	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David	Scheduled	Yea		Abstain	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet	Scheduled	Yea		Abstain	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth	Scheduled	Yea		Abstain	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth Kindrick, Stephen	Scheduled X X X	Yea X		Abstain	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth Kindrick, Stephen Van Diepen, Vann	X X X X	Yea X X X		Abstain	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth Kindrick, Stephen	>> >> >> >> >> >> >> >> >> >> >> >> >>	Yea X X X X		Abstain	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth Kindrick, Stephen Van Diepen, Vann	X X X X	Yea X X X X		Abstain	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth Kindrick, Stephen Van Diepen, Vann	Tanex E	X X X X X		Abstain Date:	Absent
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth Kindrick, Stephen Van Diepen, Vann Wade, Gregory	X X X X	X X X X X		Date:q	10/24
Bushman, Joshua Cappelle, Michele Chitlik, David Coldsmith, Janet Gorman, Elizabeth Kindrick, Stephen Van Diepen, Vann Wade, Gregory	Tanex E	X X X X X		Date:q	Absent

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

Property Account No.
Property Address:
Date of Board Action:

50314700

2201 MILL RD

9/10/2024

Abstract code: 320

Board Action

Motion to affirm a	ssessment								
Made byV	COLOSMI	711							
Seconded by									
Substantia valuation in accorda	rming assessmal evidence was exceeded the plance with gener	not present roperty's fair	market value	fice of Real Estate A and the assessmer actice	assessment's at was arrived at				
☐ Motion to change	assessment			evised Assessment: and:					
Made by			_ Im	provement:					
Seconded by			. To	Total:					
	ons:			erally accepted app					
		Vo	te:						
41	Scheduled	Yea	Nay	Abstain	Absent				
Anderson, Alan									
Bushman, Joshua									
Cappelle, Michele									
Chitlik, David									
Coldsmith, Janet	- 6	× ×							
Gorman, Elizabeth Kindrick, Stephen	X	×							
Van Diepen, Vann	X	√ V							
Wade, Gregory	X	7							
Board Chairman:	Signatur	Edstud	W	Date:	0/24				
Board Secretary:	Signatur	re		Date: Cll	121				