

- D O C K E T -

DATE: Tuesday, September 10, 2024

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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: Tuesday, September 10, 2024

TIME	OWNER PROPERTY ADDRESS MAP REFERENCE #	ASSESSMENTS			BOARD DECISION
DOCKET TIME 11:30 AM	EQR ALEXANDRIA LLC 3700 RICHMOND HY 016.01-01-01 ACCT# 50677130 CASE# 2024--017 LUC: 320 LEAID: 1084 APP: MLARSON	L	52,479,000	52,479,000	L
		B	114,100,000	108,601,000	B
		T	166,579,000	161,080,000	T
AGENT/REP: SUZANNE ROSS					
REMARK					
DOCKET TIME 12:00 PM	ERP OPERATING LIMITED PARTNERSHIP 2201 MILL RD 079.01-01-03 ACCT# 50314700 CASE# 2024--018 LUC: 320 LEAID: 1581 APP: MLARSON	L	23,625,000	23,625,000	L
		B	81,725,000	77,392,000	B
		T	105,350,000	101,017,000	T
AGENT/REP: SUZANNE ROSS					
REMARK					
DOCKET TIME 12:30 PM	EQR-MADISON & HENRY L L C 1125 MADISON PL 054.01-03-06 ACCT# 10938200 CASE# 2024--019 LUC: 320 LEAID: 0288 APP: MLARSON	L	24,000,000	24,000,000	L
		B	112,257,000	104,284,000	B
		T	136,257,000	128,284,000	T
AGENT/REP: SUZANNE 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:

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

ABSENT:

Anderson, Alan
Bushman, Joshua
Cappelle, Michele
Chitlik, David

VIRTUAL:

N/A

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:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

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:

Coldsmith, Janet
Gorman, Elizabeth
Kindrick, Stephen
Van Diepen, Vann

AGAINST:

Wade, Gregory

RECUSED:

N/A

ABSTAIN:

N/A

2024 Assessment Reduced - \$1,646,388

3. 2024-018 – 2201 MILL ROAD

Appellant: ERP OPERATING LIMITED
PARTNERSHIP

Scheduled Time: 12:00 pm

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:

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

AGAINST:

N/A

RECUSED:

N/A

ABSTAIN:

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
STATION LLC

Scheduled Time: 10:30 am

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
MILLBROOK LLC

Scheduled Time: 11:00 am

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 pursue 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. 46472010
Property Address: 4641 KENMORE AV
Date of Board Action: 9/10/2024 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 VAN DIEPEN
Seconded by WADE

Revised Assessment:

Land: 6,090,000
Improvement: 3,635,000
Total: 9,725,000

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

Board Chairman: Janet Coldsmith Date: 9/10/24
Signature
Board Secretary: Wade Date: 9/10/24
Signature

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 12781355
Property Address: 111 PRINCESS ST
Date of Board Action: 9/10/2024 Abstract code: 120

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 GORMAN
Seconded by KINDRICK

Revised Assessment:

Land: 1,221,788
Improvement: 424,600
Total: 1,646,388

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

Board Chairman: Janet E Coldsmith Date: 9/10/24
Signature
Board Secretary: [Signature] Date: 9/10/24
Signature

CITY OF ALEXANDRIA BOARD OF EQUALIZATION
Minutes and Decision

Property Account No. 50314700
Property Address: 2201 MILL RD
Date of Board Action: 9/10/2024

Abstract code: 320

Board Action

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

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

Board Chairman: _____

Signature

Date: 9/10/24

Board Secretary: _____

Signature

Date: 9/10/24